

23 Buttermarket, Ipswich, Suffolk, IP1 1BQ



To Let
Prominent
Class E
Premises

To Let

- Attractive self-contained retail premises, suitable for a variety of uses
- Strong trading location with neighbouring occupiers including White Stuff, Toni & Guy, Fatface and Superdry
- Rent £28,500 per annum exclusive
- Available for immediate occupation



- Most Active Agent Essex 2019, 2020, 2021 & 2022
- Most Active Agent Suffolk 2020 & 2022
- Dealmaker of the Year Essex 2019 & 2020
- Dealmaker of the Year Suffolk 2020
- Dealmaker of the Year South East 2021 & 2022



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Details

Location

Ipswich is the county town of Suffolk with a resident population of approximately 130,000 and a retail catchment of almost 320,000. The town is situated approximately 79 miles north east of central London, 43 miles south of Norwich and 18 miles north east of Colchester.

The property is situated on the northern side of Buttermarket within the town centre. The Buttermarket is pedestrianised and forms part of the town centre retail core.

Neighbouring occupiers include White Stuff, Toni & Guy, Fatface, Superdry and Waterstones.

Description

The premises comprises an attractive Grade II Listed self-contained three storey retail unit with basement. The ground floor is arranged to provide a retail area benefitting from a return frontage. The upper floors are accessed via an internal staircase, the first floor provides storage accommodation together with a kitchen and WCs. The basement provides further ancillary storage accommodation.

The main sales area is fitted with a mixture of fluorescent and LED spot lighting, electric radiators and wood effect laminate floor coverings.

Accommodation

The property provides the following approximate net internal floor areas:

Ground Floor Sales Area	819 sq ft	(76.07 sq m)
First Floor		
Stores	699 sq ft	(64.91 sq m)
Kitchen	184 sq ft	(17.07 sq m)
WCs	--	--
Basement Stores	390 sq ft	(36.23 sq m)
Total Net Internal Floor Area	<u>2,901 sq ft</u>	<u>(194.28 sq m)</u>

Planning

The property has previously been used within Class E of the Town & County Planning (Use Classes) Order 1987 (as amended).

Class E allows for a variety of uses including retail, medical & health services, fitness, café & restaurant and financial services, all of which may suit the premises.

All interested parties should make their own enquiries with the local planning authority regarding their intended use.

Services

We understand the property is connected to mains electricity, water and drainage.

We have not tested the services and all interested parties should rely upon their own enquiries with the relevant utility providers in connection with the availability and capacity of all those serving the property including IT and telecommunication links.

Business Rates

The premises are currently assessed as follows:

Rateable Value: £25,500*

Rates Payable (2023/24): £12,724.50 per annum

All interested parties should make their own enquiries with the local rating authority in order to verify their rates liability.

Local Authority

Ipswich Borough Council, Grafton House, 15-17 Russell Road, Ipswich, Suffolk IP1 2DE

Telephone: 01473 432000

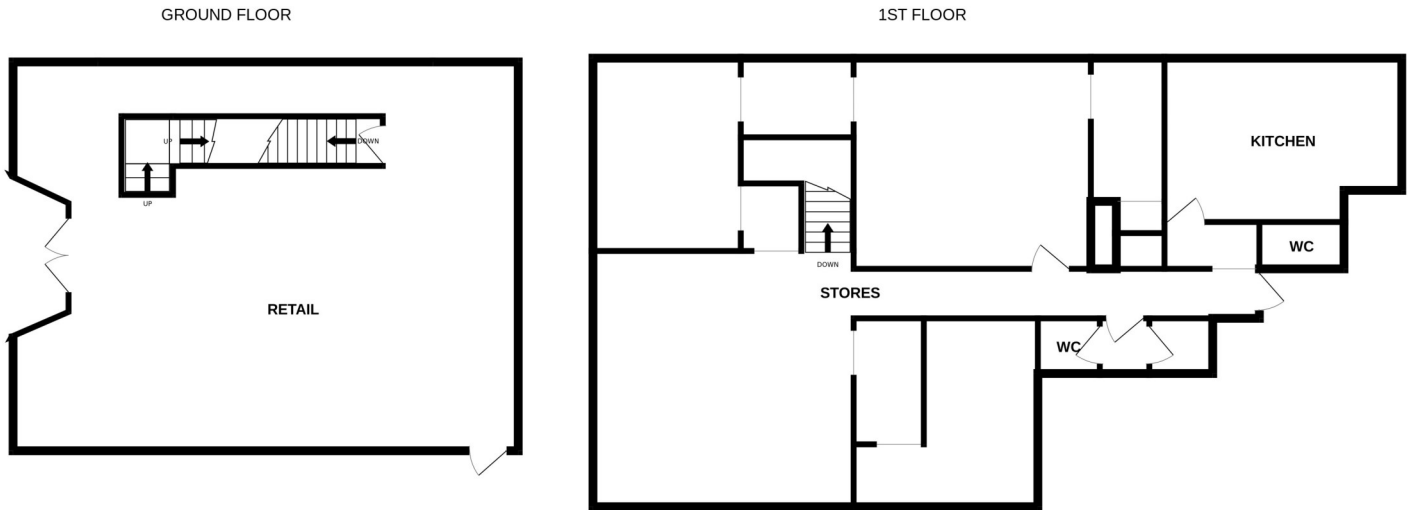
Terms

The premises are available on a business lease upon terms to be agreed at an initial rent of £28,500 per annum exclusive.

A service charge is payable in relation to the upkeep of the exterior and structure of the property. Further details available upon request.

Legal Costs

Each party to be responsible for their own legal costs.



INDICATIVE FLOOR PLAN—NOT TO SCALE

Particulars

Prepared in December 2023.

Energy Performance Certificate

To Be Confirmed.

Viewing

Strictly by prior appointment with the sole agents:

Fenn Wright

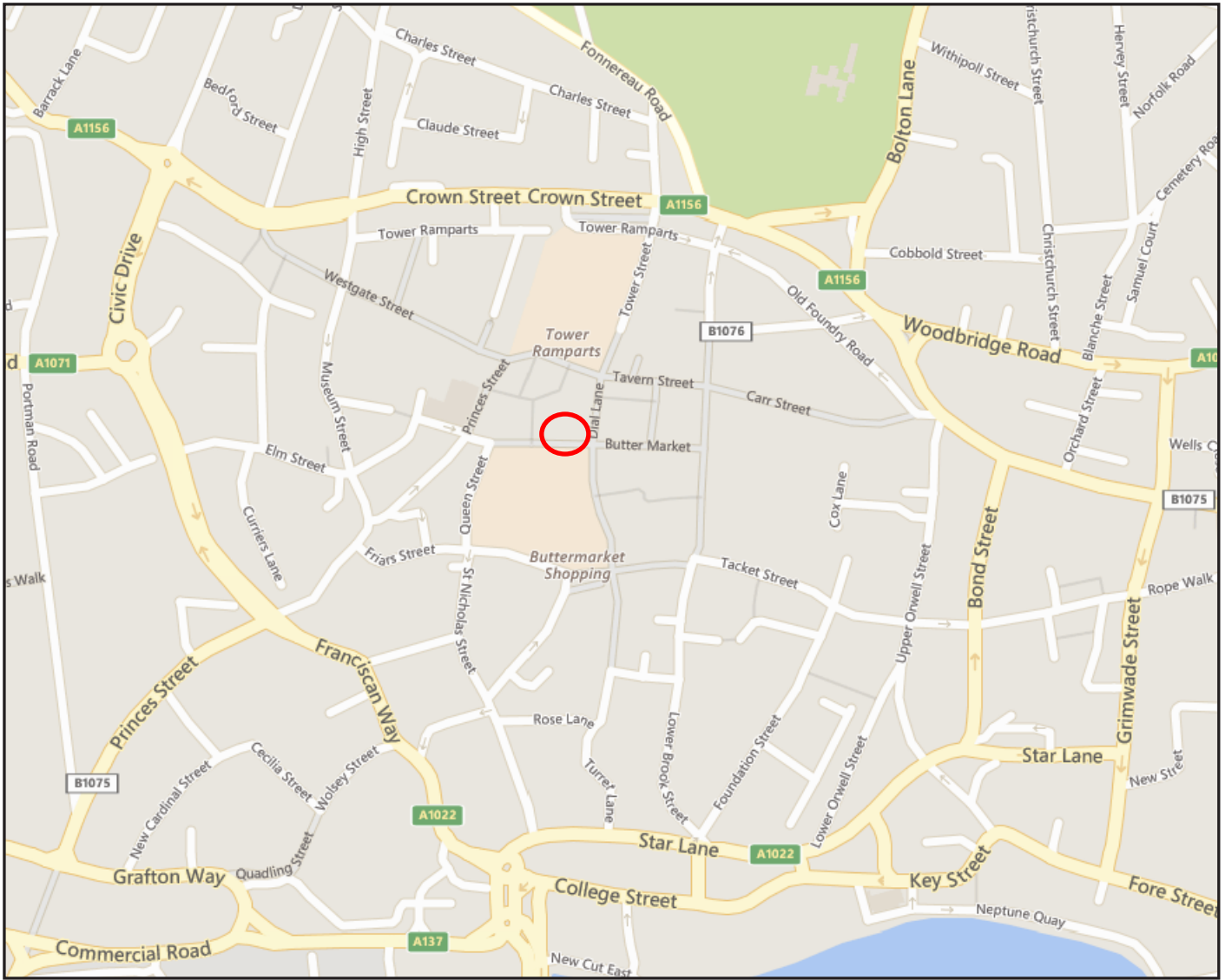
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