

Unit 3 Rosehill Centre, Hines Road (off Felixstowe Road), Ipswich, Suffolk, IP3 9BG



Large Retail Unit in Popular Neighbourhood Shopping Centre

To Let

- Located in popular retail scheme on busy arterial road.
- G.I.A. 6,804 sq. ft. (632.1 sq. m.).
- Other occupiers include Aldi, Bargain Buys, British Heart Foundation, Energie Fitness and Greggs.



- **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 140,000 and a catchment of 350,000.

Rosehill is situated in a busy residential area on Felixstowe Road, one of the principal arterial roads into the town centre and close to the junction with Derby Road. The town centre is within about 1.6 miles to the west and the A14 within 2 miles to the south.

Description

Rosehill is a popular neighbourhood shopping centre. Other occupiers include Aldi, Bargain Buys, British Heart Foundation, Energie Fitness and Greggs. The scheme benefits from approximately 160 customer parking spaces.

Unit 3 comprises a retail unit with glazed frontage and rear service yard.

The premises are currently configured to provide a large sales area to the front, with ancillary accommodation to the rear including ambient storage and cold stores, office, staff room and WC's (see floor plan). The depth of the retail area could potentially be extended and goods access is provided to the rear service yard.

The retail area is currently fitted with:

- Suspended ceiling
- LED lighting
- Air conditioning
- Vinyl floor coverings.

NB: The Energie Fitness premises are not currently trading.

Accommodation

The premises provide the following approximate floor areas and dimensions:

Retail area	3,007 sq.ft. (279.40 sq.m.)
Mid ancillary (potential retail)	978 sq.ft. (90.82 sq.m.)
Rear ancillary	<u>2,819 sq.ft. (261.88 sq.m.)</u>
Total gross internal floor area	6,804 sq.ft. (632.10 sq.m.)

Gross external frontage	10.00 metres
Internal width (retail area)	9.56 metres
Shop depth	28.97 metres
Maximum depth	51.15 metres

Services

Mains electricity, water and drainage are connected.

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

Business Rates

The premises are assessed as follows:

Rateable Value:	£99,000
Rates Payable (2023/24):	£50,688 per annum

The rates are based on a UBR for the current year of 51.2p in the pound. All interested parties should make their own enquiries with the local rating authority in order to verify their rates liability.

Planning

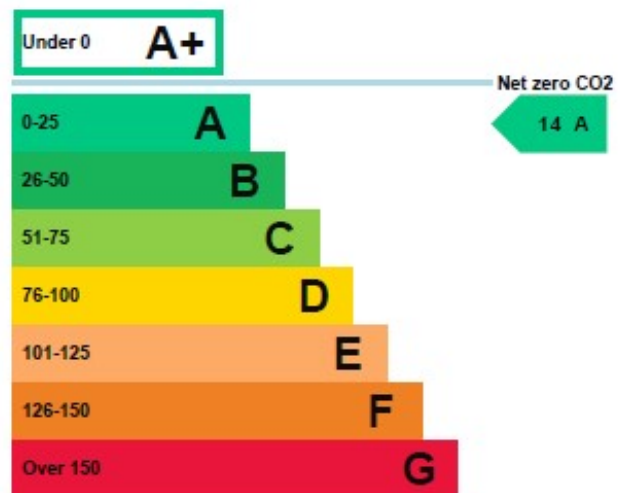
The property has planning permission for class E (retail) use. Alternative uses within class E would be considered.

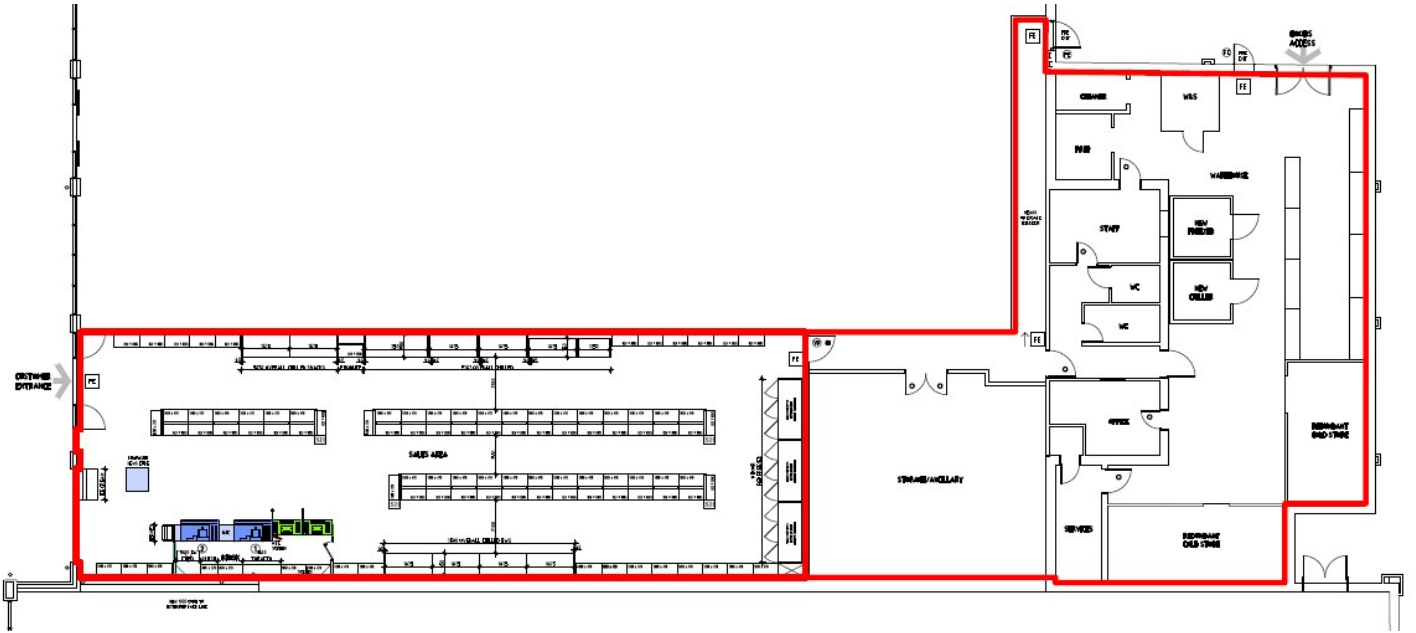
All interested parties should make their own enquiries with the local planning authority regarding their proposed use.

Local Authority

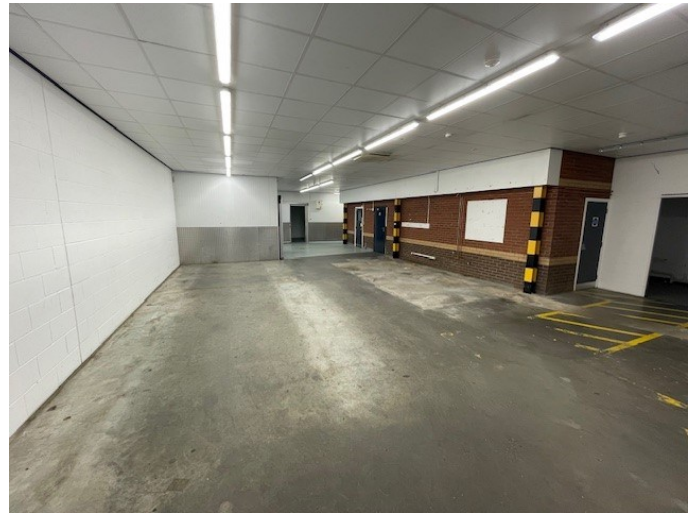
Ipswich Borough Council, Grafton House, 15-17 Russell Road, Ipswich, IP1 2DE
Telephone: 01473 432000

Energy Performance Certificate





NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY



Terms

The premises are available on a new lease upon terms to be agreed.

Rent upon application.

NB: In the interests of good estate management the premises are not to be let for use as a supermarket/ convenience store.

Particulars

Property details prepared in February 2024.

Viewing

Strictly by prior appointment with the sole agents:

Fenn Wright

1 Buttermarket, Ipswich, IP1 1BA

01473 232 701

fennwright.co.uk

Contact **Alistair Mitchell**
agm@fennwright.co.uk



For further information call

01473 232 701

or visit fennwright.co.uk

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