



AVAILABLE FOR SALE OR TO LET

Two Storey Class E Premises Suitable For Alternative Uses, STP

11 Upper Brook Street, Ipswich,
Suffolk, IP4 1EG

RENT

£24,000
per annum exclusive

GUIDE PRICE

£300,000

FLOOR AREA

1,076 sq ft
[158.50 sq m]

IN BRIEF

- » Excellent location on Upper Brook Street close to Buttermarket
- » Suitable for alternative uses, STC
- » Available for immediate occupation

LOCATION

Ipswich is one of East Anglia's most important commercial centres with a catchment population of about 350,000. There are good road links to the M25, London and Midlands via the A12 and A14 dual carriageways. London Liverpool Street is just over an hour away from Ipswich by train.

The property is situated on the eastern side of Upper Brook Street close to the junction with Buttermarket within the town centre. Nearby occupiers include Caffe Nero, Greggs and Sainsbury's.

DESCRIPTION

The property comprises a mid-terraced building arranged over ground and first floors. The ground floor has been partitioned to create a reception/retail area to the front with treatment rooms, stores and a WC to the rear. The first floor is accessed via a large staircase and arranged to provide further treatment rooms, office, kitchen and WC facilities.

The property benefits from a fully glazed retail frontage and is fitted with suspended ceilings incorporating recessed fluorescent lighting, wall mounted air-conditioning to part, electric radiators and carpet floor coverings to the majority.

The property benefits from a fully glazed frontage onto Upper Brook Street.

ACCOMMODATION

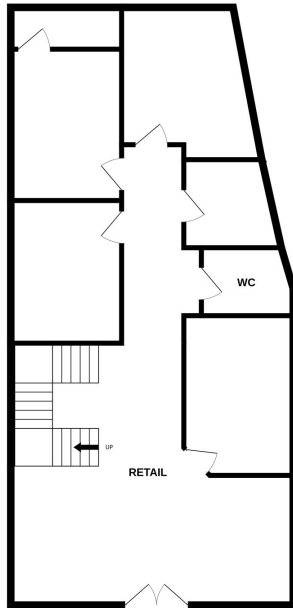
[Approximate Net Internal Floor Areas]

- » Ground Floor (exc. WC & stairwell): 959 sq ft [89.05 sq m]
- » First Floor (exc. WC's & stairwell): 748 sq ft [69.45 sq m]
- » Total Net Internal Floor Area: 1,706 sq ft [158.50 sq m]

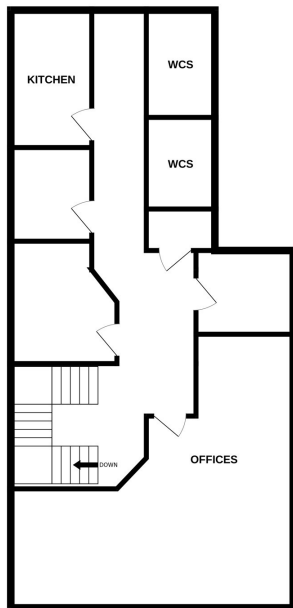


Floor Plan

GROUND FLOOR



1ST FLOOR



Not to scale for identification purposes only

BUSINESS RATES

According to the Valuation Office Agency website, the premises has a Rateable Value of £15,750. The rates payable (2024/25) is £6,237.50 per annum based on the current UBR for 2024/25 of £0.499.

Small business rate relief may be available providing up to 100% exemption subject to eligibility. All interested parties should make their own enquires with the local rating authority in order to verify their rates liability.

SERVICES

it is understood that the premises is connected to mains electricity, water and drainage.

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 those serving the property including IT and telecommunications.

PLANNING

We understand that the premises has permission for Use Class E.

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

LOCAL AUTHORITY

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

Tel: 01473 432000

TERMS

Offers are invited in the region of £300,000 for the freehold interest with vacant possession.

The premises is available on a new full repairing and insuring business lease at an initial rent of £24,000 per annum exclusive.

The property is subject to VAT.

LEGAL COSTS

Each party is to be responsible for their own legal costs.

VIEWINGS STRICTLY BY APPOINTMENT VIA JOINT SOLE AGENTS:

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Clarke & Simpson



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Particulars created June 2024

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