

199 Bramford Lane, Ipswich, Suffolk, IP1 4DS



## To Let

- Located on Bramford Lane, approximately 1.2 miles from Ipswich town centre.
- Adjoining the busy East of England Co-Operative convenience store and nearby to the Post Office & Springfield Junior School
- 36.10 sq m (389 sq ft)
- Rent £6,000 per annum exclusive

Prominent  
Lock Up  
Shop

# 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.

Bramford Lane is located to the north west of the town centre in a mixed residential and retail area.

## Description

The property comprises a self-contained lock up shop with a glazed frontage onto Bramford Lane. Ancillary accommodation includes a partitioned kitchen and WC.

The shop is fitted with fluorescent lighting and a tile floor covering.

## Accommodation

The property has a total net internal floor area of 36.10 sq m (389 sq ft).

Shop Width: 4.78 m  
Shop Depth: 8.85 m

## Business Rates

The property is assessed as follows:

Rateable Value: £3,550  
Rates payable (2018/19): £1,704 pa

The rates are based on the UBR for 2018/19 £0.48. Small business rate relief may be available providing up to 100% exemption. 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

## 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.

## Legal Costs

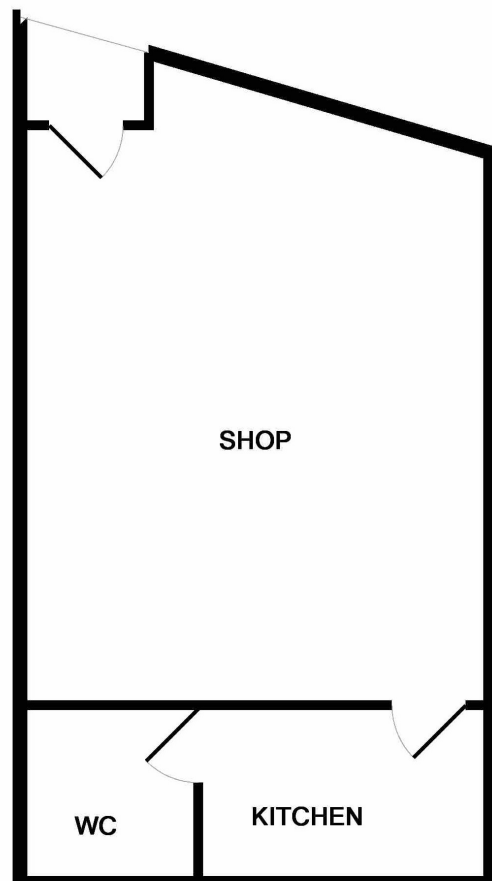
Both parties to be responsible for their own legal costs.

## Terms

The property is available on a new business lease upon terms to be agreed at an initial rent of £6,000 per annum exclusive.

The rent will be subject to VAT.

### INDICATIVE FLOOR PLAN

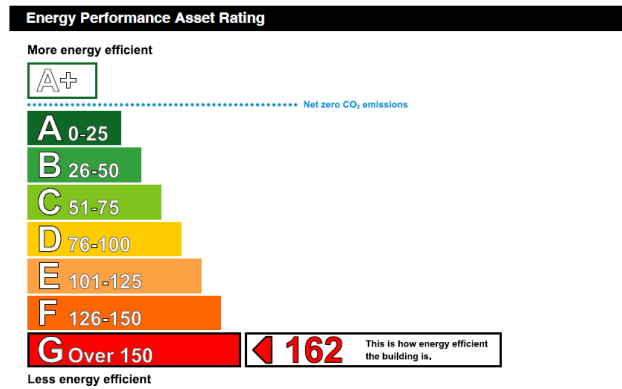




**Particulars**

Prepared in July 2018.

**EPC**



\*Works are due to be undertaken prior to a new tenant taking occupation to ensure the premises complies with the Minimum Energy Performance Regulations.

**Viewing**

Strictly by prior appointment with the sole agents:

**Fenn Wright**  
1 Buttermarket, Ipswich, IP1 1BA

**01473 232 701**  
**fennwright.co.uk**

Contact Hamish Stone  
hws@fennwright.co.uk

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**For further information**

**01473 232 701**

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