

8-10 Dogs Head Street, Ipswich, Suffolk, IP4 1AD



Town Centre Retail Premises

- Prominent town centre location.
- Adjoining retailers include Sainsbury's, Wilko and St Elizabeth Hospice
- Flexible lease terms.

To Let
1,709 sq ft
(158.80 sq m)



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



RICS

the mark of
property
professionalism
worldwide

Details

Location

Ipswich is the county town of Suffolk with a resident population of approximately 130,000 and a retail catchment of almost 350,000. The town is situated approximately 79 miles north east of central London, 43 miles south of Norwich and 18 miles north east of Colchester. There is a regular train service to London (Liverpool Street) with a journey time of approximately 65 minutes.

The premises are situated on Dogs Head Street, to the south of the main retail district, close to the junction with Upper Brook Street and Tacket Street. The town's main bus station and the Buttermarket Centre are to the west.

A number of multiple retailers are in close vicinity including Sainsbury's and Wilko.

Description

The premises comprise a ground floor retail unit benefitting from a wide glazed frontage and level access.

The current fitout provides for changing rooms, stores and office together with a tea point and WC to the rear.

The premises are served by a fire alarm and intruder alarm and are fitted with spotlighting and electric fan heaters.

Accommodation

The premises provide the following approximate floor areas and dimensions:

Gross frontage	11.85 m
Built depth	17.02 m
Internal width - front	11.44 m

Total net internal floor area 1,709 sq ft (158.80 sq.m)

Services

The premises are 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 of those serving the property including IT and telecommunication links.

Business Rates

We understand the premises are assessed as follows:

Rateable Value	£16,500
Rates Payable (2022/23)	£ 8,233.50 p.a.

All interested parties should verify their rating liability with the local authority.

Local Authority

Ipswich Borough Council, Grafton House, 15/17 Russell Road, Ipswich, Suffolk, IP1 2DE.
Telephone 01473 432000.

Energy Performance Certificate Rating

C (53)

Terms

The premises are available on a new full repairing and insuring business lease upon terms to be agreed at an initial rent of £24,000 per annum exclusive.

The rent is VAT exempt.

Viewing

Strictly by prior appointment with the joint sole agents:

Fenn Wright

1 Buttermarket, Ipswich, IP1 1BA

01473 232 701

fennwright.co.uk

Contact **Alistair Mitchell**

agm@fennwright.co.uk



JRBT Commercial Property

Suite 281, 266 Banbury Road, Summertown,

Oxford, OX2 7DL

01865 595143

jrbtcommercialproperty.co.uk

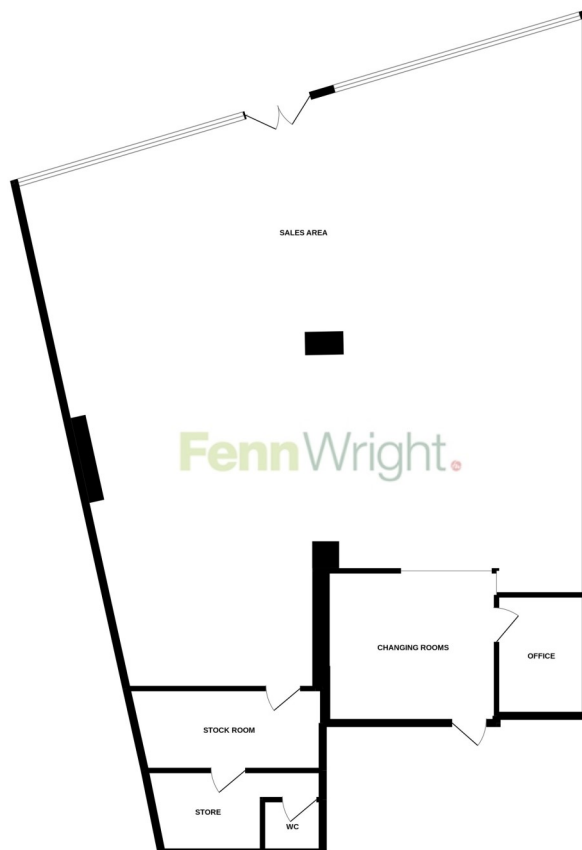
Contact Jonathan Thomas

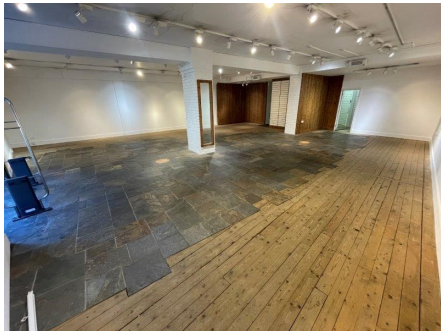
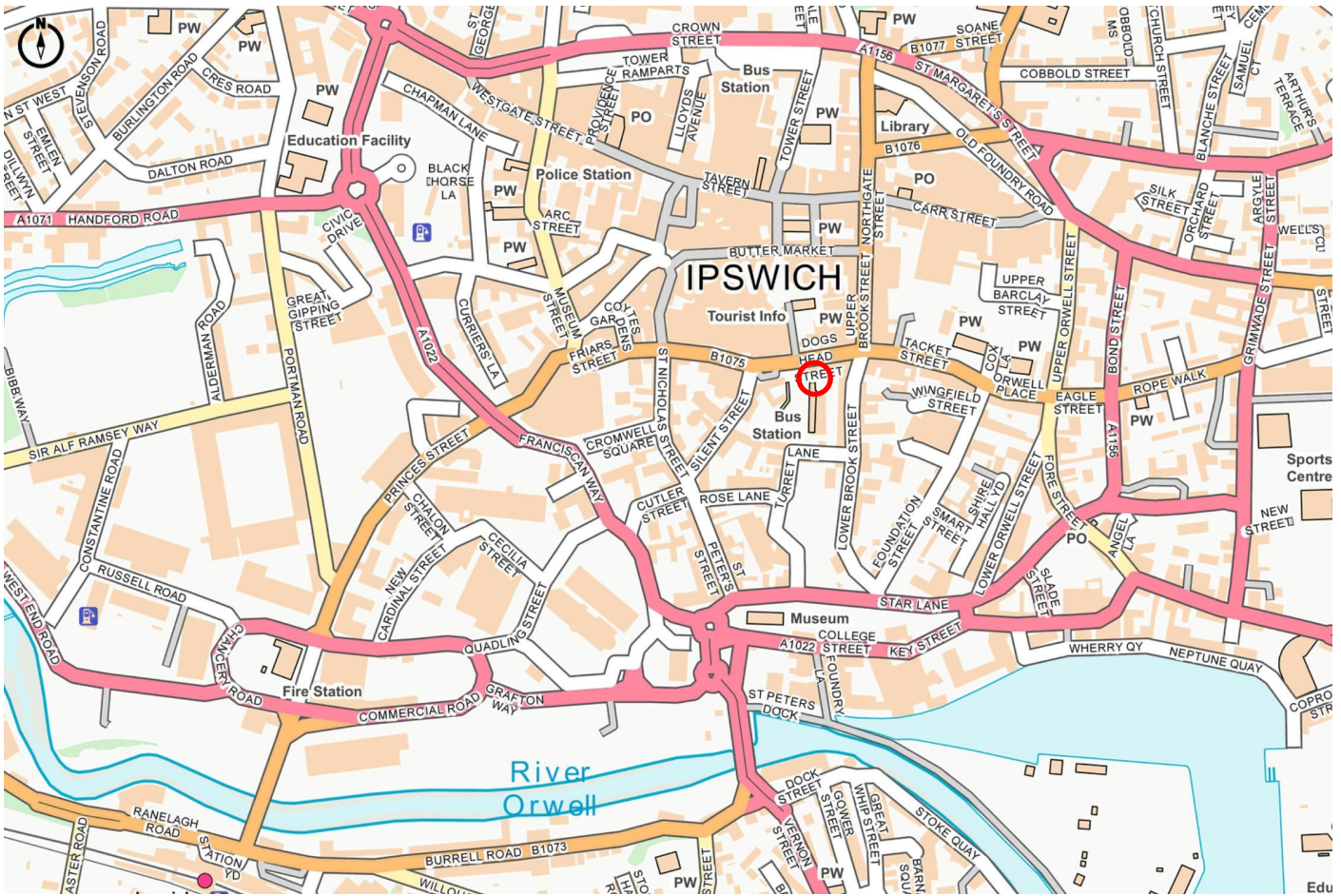
jonathan@jrbtcommercialproperty.co.uk





NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY





For further information call

01473 232 701

or visit fennwright.co.uk

Fenn Wright for themselves and for the vendors or lessors of this property whose agents they are give notice that:

- i. The particulars are set out as a general outline for the guidance of intending purchasers or lessees; and do not constitute, nor constitute part of, an offer or contract.
- ii. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- iii. The vendor or lessor does not make or give, and neither Fenn Wright nor any person in their employment has the authority to make or give, any representation or warranty whatsoever in relation to this property.
- iv. All statements contained in these particulars as to this property are made without responsibility on the part of Fenn Wright or the vendor/lessor.
- v. All quoting terms may be subject to VAT at the prevailing rate from time to time.
- vi. Fenn Wright have not tested any electrical items, appliances, any plumbing or heating systems and therefore, cannot give any warranty or undertaking as regards their operation or efficiency.

Fenn Wright is a Limited Liability Partnership, trading as Fenn Wright. Registered in England under no. OC431458. Registered office: 1 Tollgate East, Stanway, Colchester, Essex, CO3 8RQ. A list of members is open to inspection at our offices.

