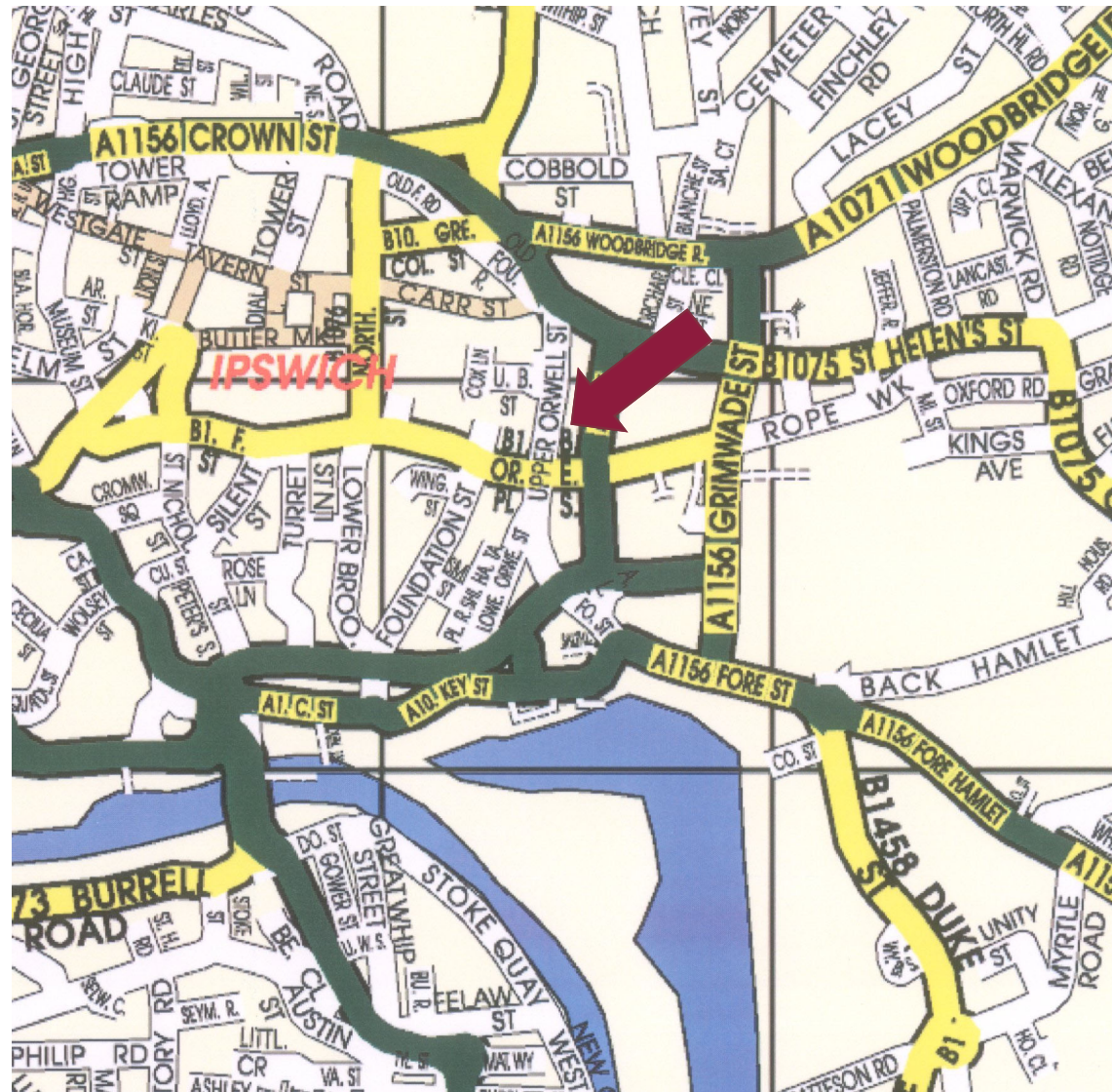


Directions

For those using the What3Words app: ///spins.spout.enable



A substantial, double fronted mixed use property—rarely available to let. New lease available

TO LET
£15,000 PAX
 Ref: B217/RB

71-73 Upper Orwell Street
 Ipswich
 IP4 1HP



Need to sell or buy furniture?
 If so, our Auction Centre would be pleased to assist — please call 01728 746323.

A substantial double fronted property which has been refurbished, and benefitting from ventilation via commercial kitchen extractor fans.

Contact Us

Clarke and Simpson
 Well Close Square
 Framlingham
 Suffolk IP13 9DU
 T: 01728 724200

And The London Office
 40 St James' Place
 London SW1A 1NS

email@clarkeandsimpson.co.uk
 www.clarkeandsimpson.co.uk

Available to let on a new full repairing lease on terms to be agreed.

Location

A specialist retail location on the Eastern side of Ipswich Town Centre and close to the Education Centre where Suffolk New College and University Campus, Suffolk are located. Upper Orwell Street is close to one of the main car parks serving Ipswich Town Centre and close to a popular pub, The Spread Eagle.

Description

The property comprises:

A substantial double fronted former restaurant/take away premises which benefits from use within both use classes A3 and A5. Other uses such as retail would also be possible. The property benefits from ventilation and has been refurbished.

The Accommodation

The accommodation comprises:-

No	Sq Ft	Sqm
No 73		
Shop	418	38.8
Ancillary	32	3
No 71		
Shop	254	23.6
Raised Storage	230	21.3
Total	934	86.7
Basement (4 separate rooms)	488	45.3

The property further benefits from one car parking space within the private rear yard.

Terms

The property is available to let on a new internal repairing and insuring lease at £15,000 PAX per annum subject to contract (no VAT is payable). A rent deposit will also be required.

Insurance

The Landlord will insure the building and recharge the annual premium to the Tenant.

Services

The property is served by all mains services with water, single phase electricity and foul drainage. The property has gas provided but this is not currently operational.

Rateable Value

£8,500 from April 2023. Business Rates will be the responsibility of the Tenant, however Small Business Rate Relief may apply for certain Tenants—applicants should check with Ipswich Borough Council.

Legal Costs

Each party to be responsible for their own legal costs incurred in any transaction. A legal fee deposit may be required.

Local Authority

Ipswich Borough Council

EPC

None required as listed

Viewing

By appointment with Clarke and Simpson.



NOTES

1. Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included. No guarantee can be given that any planning permission or listed building consent or building regulations have been applied for or approved. The agents have not been made aware of any covenants or restrictions that may impact the property, unless stated otherwise. Any site plans used in the particulars are indicative only and buyers should rely on the Land Registry/transfer plan.

2. The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 require all Estate Agents to obtain sellers' and buyers' identity.

July 2024