

oakheart

Class E  
**TO LET**  
ROCHE  
Great location  
500 Feet Sq Ft

Borden

BUTTERMARKET LIGHTING

TSB

**FATFACE**  
20% off  
selected  
tops  
+  
denim

**£16,800 Per Annum**  
Per Annum  
Buttermarket, Ipswich



## Commercial Unit Available

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.

The property is situated on the south side of Buttermarket within

the town centre. The Buttermarket is pedestrianised and forms part of the town centre retail core. Neighbouring occupiers include Toni & Guy, White Stuff, Fatface, Waterstones and New Look.

The premises comprise an attractive Grade II Listed two storey retail unit with basement. The ground floor is currently arranged to provide a sales area to the front with office and storeroom to the rear. The first floor is accessed via an internal staircase to

the rear and provides additional storage/office accommodation together with a kitchen/staffroom and WC.

The main sales area is fitted with fluorescent spot lighting and tile floor coverings.

The premises benefits from a fully glazed retail frontage onto Buttermarket.

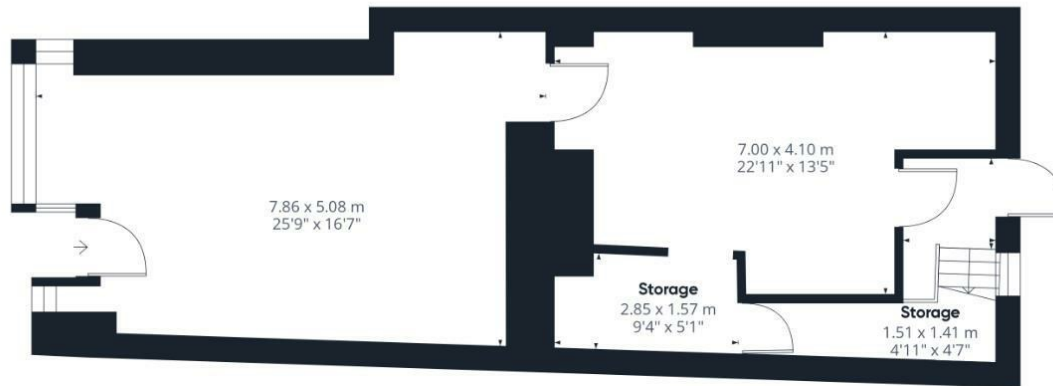
Available for a 3 year Lease.











Ground Floor



Floor 1


Local Authority:

Ipswich

Tenure:

Council Tax Band:

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.

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