

Retail



Location

Ipswich is the county town of Suffolk and has an urban area population of 139,000 persons and a primary catchment of 274,000 people. The town is located adjacent to the A12 and A14, which provides links to London, Norfolk and the Midlands.

The property is located in a prime position on Tavern Street, in close proximity to **Lush, Kiko, River Island** and **Pandora**, as well as the **Sailmakers** and **Buttermarket Shopping Centres**.

Accommodation

The property currently comprises 2 shops as follows:

30 Tavern Street:

Ground Floor Sales	863 sq ft	80.2 sq m
Basement	862 sq ft	80.1 sq m
First Floor Potential Sales	1,629 sq ft	151.3 sq m
Second Floor Ancillary	567 sq ft	52.7 sq m

32 Tavern Street:

Ground Floor Sales	185 sq ft	17.2 sq m
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Subject to vacant possession and statutory consents it would be possible to amalgamate 32 Tavern Street with 30 Tavern Street.

Tenure & Terms

The property is available freehold with vacant possession of 30 Tavern Street and subject to a lease on 32 Tavern Street to a Mr Simms franchisee for a term of 5 years from 31 January 2020 at a rent of £16,500 per annum exclusive. The lease is excluded from the protection provisions of the Landlord & Tenant Act 1954.

Rates

The Valuation Office Agency website indicates that as from April 2023 the Rateable Value of 32 Tavern Street is £39,500 and 30 Tavern Street is £9,500. This is not the annual rates payable. The rates payable will depend on the occupier's circumstances and can be obtained from either Ipswich Borough Council, or via www.gov.uk/correct-your-business-rates.

Price/Rent

£350,000 is being sought for the freehold interest in 30/32 Tavern Street or 30 Tavern Street is to let at **£35,000** per annum exclusive.

Plant & Equipment

None of the systems or equipment in the property have been tested by us to ensure that they are in working order. Prospective tenants may wish to make their own investigations.

Energy Performance Certificate

The property currently has an Energy Performance Asset Rating of E (121) for 30 Tavern Street and a rating of C (51) for 32 Tavern Street.

Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction.

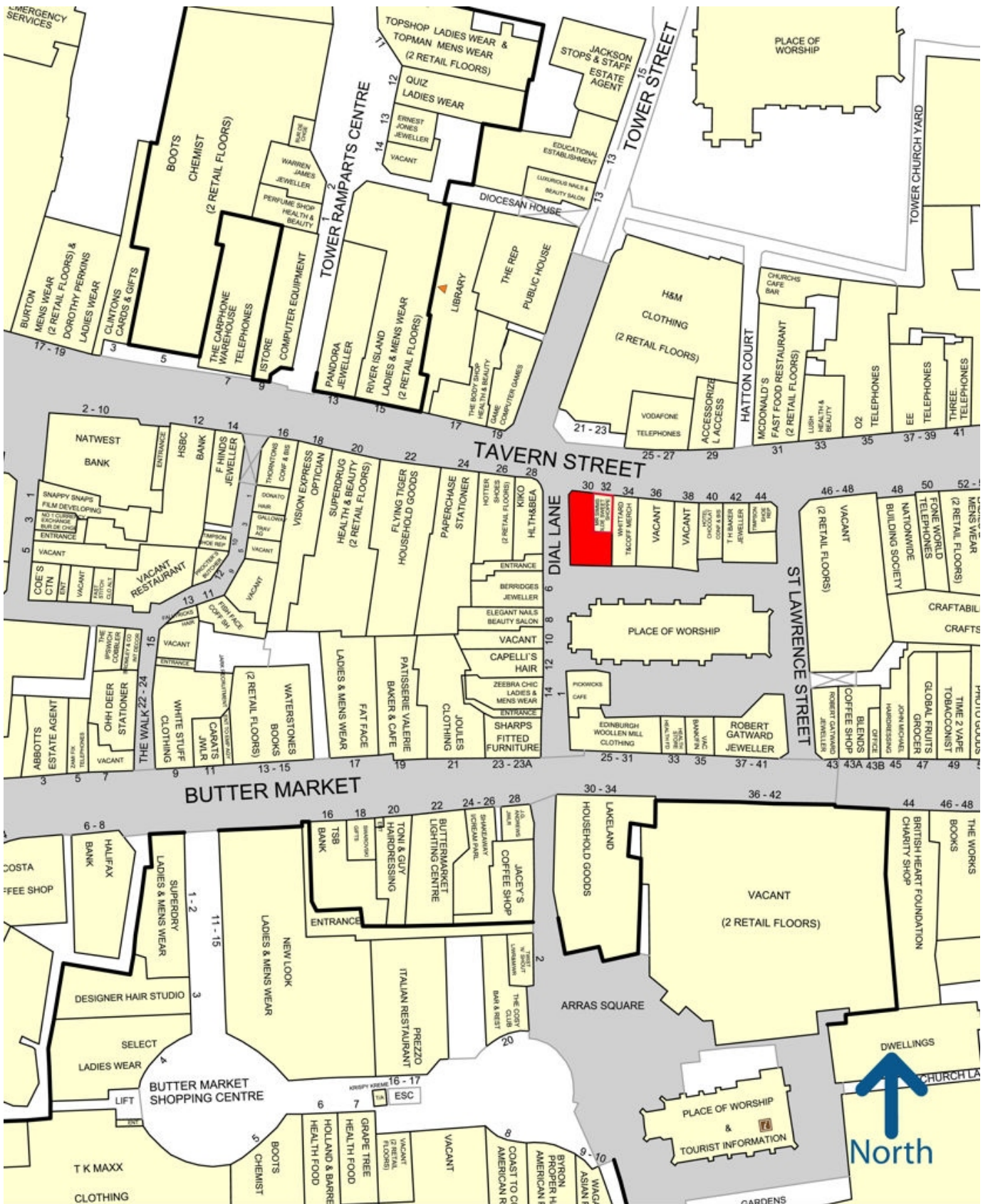
Viewings & Further Information

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SUBJECT TO CONTRACT

You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions or through the website www.commercialleasecode.co.uk



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