

623 Foxhall Road, Ipswich, IP3 8ND

£350,000 FREEHOLD

DIAMOND MILLS
Established 1908

A semi-detached double bay fronted building measuring approximately 1399 square feet consisting of a ground floor hot food takeaway business with Class E use and a two-bedroom residential flat above currently let on a fully insure and repair lease currently generating £20,520 per annum with 9 years remaining on the lease.

LEASE DETAILS
The building is currently let on a fully insure and repair lease with an annual rent of £20,520 and on 4th September 2030, the rent rises to £22,162 and the lease ends on 4th September 2035.

ENERGY PERFORMANCE CERTIFICATE
Ground floor commercial space (623) The current energy performance rating is C (65) and the current energy performance certificate is valid until 5th July 2030.

First floor residential flat (623a) The current energy performance certificate has an energy efficiency rating of D (68) and a potential rating of C (71) and the current energy performance certificate is valid until 7th July 2030.

RATEABLE VALUE AND COUNCIL TAX
Rateable value on the ground floor premises is £9300 P/A.

Council tax on the first-floor residential flat is band "A".

AGENTS NOTE
DIAMOND MILLS & CO. have not tested any electrical systems, appliances, plumbing or heating
systems and cannot testify that they are in working condition.

VACANT POSSESSION ON COMPLETION

VIEWING
By prior appointment with the vendors agents -
DIAMOND MILLS & CO. (01394) 282281.



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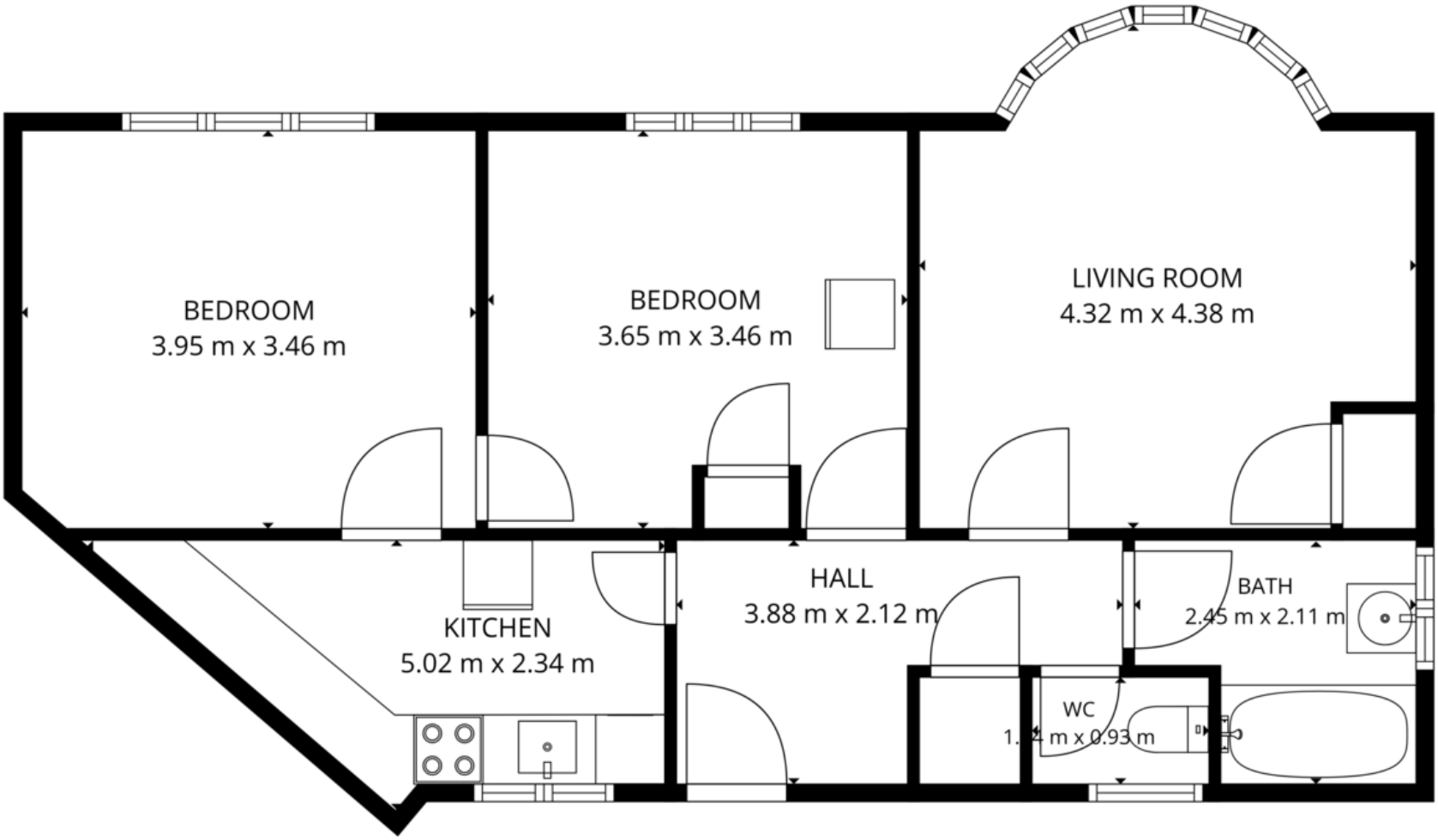


117 Hamilton Road, Felixstowe, Suffolk IP11 7BL Tel: (01394) 282281

www.diamondmills.co.uk E-mail: sales@diamondmills.co.uk

RICS

rightmove.co.uk



TOTAL: 67 m2
Ground floor: 67 m2
EXCLUDED AREAS: WALLS: 5 m2

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.