



FELIX AUGUSTINE

PROPERTY SALES AND LETTINGS



Museum Street Ipswich

£25,000 Per

This unique and iconic venue presents a unique investment opportunity for those looking to enter the hospitality sector. Built in 1847, this historic building boasts a rich heritage, being associated with notable figures such as Queen Elizabeth I and Charles Darwin.

The lease offered is to run a café (or similar use) within the Museum of the Environment (MOTE), and a flexible lease is offered to the right tenant, making it an ideal choice for entrepreneurs seeking to establish or expand their business. With a long-standing reputation as a hospitality venue, this property benefits from excellent passing trade, ensuring a steady flow of potential customers. Priority will be given to operators demonstrating proven environmental qualities and principles.

The versatile nature of the space allows for a variety of uses, including a café, bistro, restaurant, or even a live music venue, catering to diverse tastes and preferences. This adaptability makes it a prime location for those looking to create a vibrant dining or entertainment experience in an historic setting. The property is also fully capable of being established as a wedding venue and includes one parking







| Energy Efficiency Rating | | |
|--|---|-----------|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England & Wales | 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 and potential buyers/tenants are advised to recheck the measurements

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