

*Unit 7, Martlesham Heath Retail Park, Martlesham,
Ipswich*



Location

The property is prominently situated within Martlesham Heath Retail Park, a well-established shopping destination approximately 7 miles east of Ipswich and adjacent to the A12.

The scheme provides circa 250,000 sq ft of retail space with a strong tenant line-up including Tesco Extra, Next, Boots, Pets at Home, Hobbycraft, Wickes, Home Bargains, Mountain Warehouse, KFC, Card Factory and Shoezone.

The unit occupies a prime position adjacent to M&S Foodhall, benefitting from good presence to the 200 space car park and signage potential.

Accommodation

Ground Floor	10,248 sq ft	952.42 sq m
Total	10,248 sq ft	952.42 sq m

Lease Term

The premises are available on a new lease of terms to be agreed.

Rates

Rateable Value	£140,000 (2023)
Rates Payable £140,000 (2023)	£76,440 (2023)
UBR	54.6p

Interested parties are advised to make their own enquiries with the Local Planning Authority to confirm their exact liabilities and any transitional relief.

Service Charge

Available on request.

VAT

The property is elected for VAT.

Energy Performance Certificate

C58 – available upon request.

Costs

Each party is to bear their own costs in the transaction.

Viewing

Strictly by prior arrangement via KLM Real Estate.

Contact

Or through our joint agents

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