

35 The Buttermarket, Ipswich, Suffolk, IP1 1BH



To Let

- Well Located Town Centre Shop With Incentives Available
- Strong trading location with neighbouring occupiers including Edinburgh Woollen Mill and Lakeland
- Ground floor sales with offices/storage on the first and second floors
- 99.54 sq m (1,071 sq ft)

Commencing
rent only
£8,000 per
annum



Winning most active agent in Suffolk
and deal maker for the 4th year running
Estates Gazette (May 2017)

Details

Location

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 northern side of the Buttmarket within Ipswich Town Centre. The Buttermarket is pedestrianised and forms part of the town centre retail core.

The town's two main shopping centres, The Buttermarket and Sailmakers have undergone significant redevelopment and both are located within a short walk. Adjoining occupiers include the Edinburgh Woollen Mill, Lakeland, Robert Gatward Jewellers and a number of independent retailers.

Description

The property comprises a three storey grade II listed building with basement. The ground floor provides a main sales area which benefits from a glazed retail frontage onto The Buttermarket. Ancillary accommodation includes an office/store on the first floor with a kitchen, single WC and store on the second floor.

The specification of the ground floor includes a suspended ceiling with recessed lighting, perimeter trunking and a carpet floor covering. The specification of the upper floors includes perimeter trunking, surface mounted strip florescent lighting and carpet floor covering. The property is not heated.

Accommodation

The property provides the following approximate net internal floor areas:

Ground Floor Sales	26.58 sq m	(286 sq ft)
First Floor Office	25.66 sq m	(276 sq ft)
Second Floor Stores	9.87 sq m	(106 sq ft)
Kitchen	5.27 sq m	(57 sq ft)
WC	-	-
Basement	<u>31.90 sq m</u>	(<u>343 sq ft</u>)
Total	<u>99.54 sq m</u>	(<u>1,071 sq ft</u>)

Business Rates

The property is assessed as follows:

Rateable Value:	£14,000
Rates payable (2017/18):	£6,524 pa

The rates are based on the UBR for the current year of 0.466p in the pound.

Local Authority

Ipswich Borough Council

Grafton House

15-17 Russell Road

Ipswich

Suffolk IP1 2DE

Telephone: 01473 432000

Services

We understand the property is connected to mains electricity, water and drainage.

We have not tested the services and all interested parties should rely upon their own enquiries with the relevant utility providers in connection with the availability and capacity of all those serving the property including IT and telecommunication links.

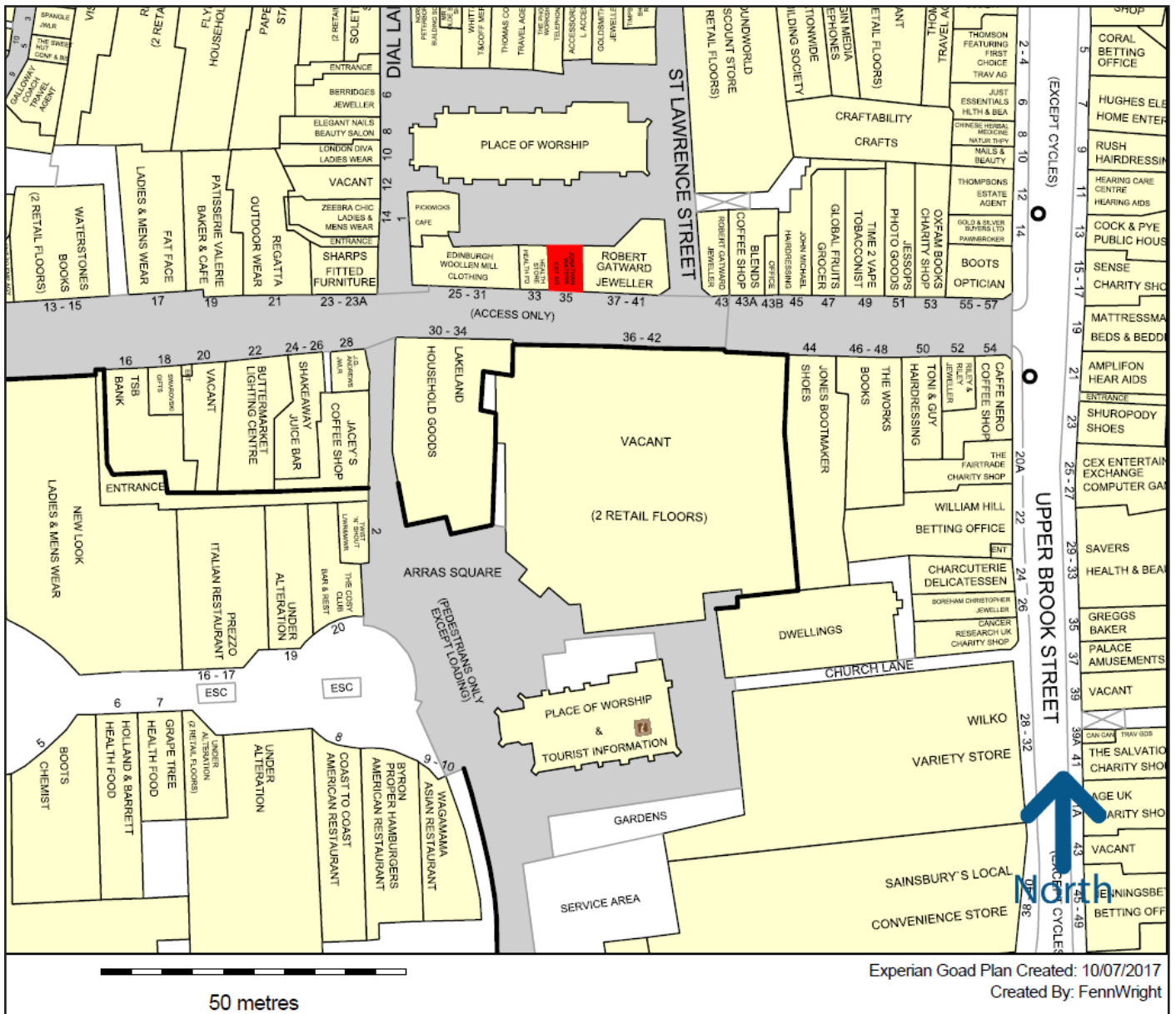
Legal Costs

Both parties to be responsible for their own legal costs.

Terms

The property is available on a new business lease upon terms to be agreed at a commencing rent of £8,000 per annum exclusive increasing to £15,000 per annum in year two. A new lease is to be agreed for a period no less than 5 years.

VAT is not applicable.



Particulars

Prepared in November 2017.

Viewing

Strictly by prior appointment with the joint sole agents:

Fenn Wright

1 Buttermarket, Ipswich, IP1 1BA

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fennwright.co.uk

Contact Hamish Stone

hws@fennwright.co.uk

Strettons

Central House, 189-203 Hoe Street, London, E17 3SZ

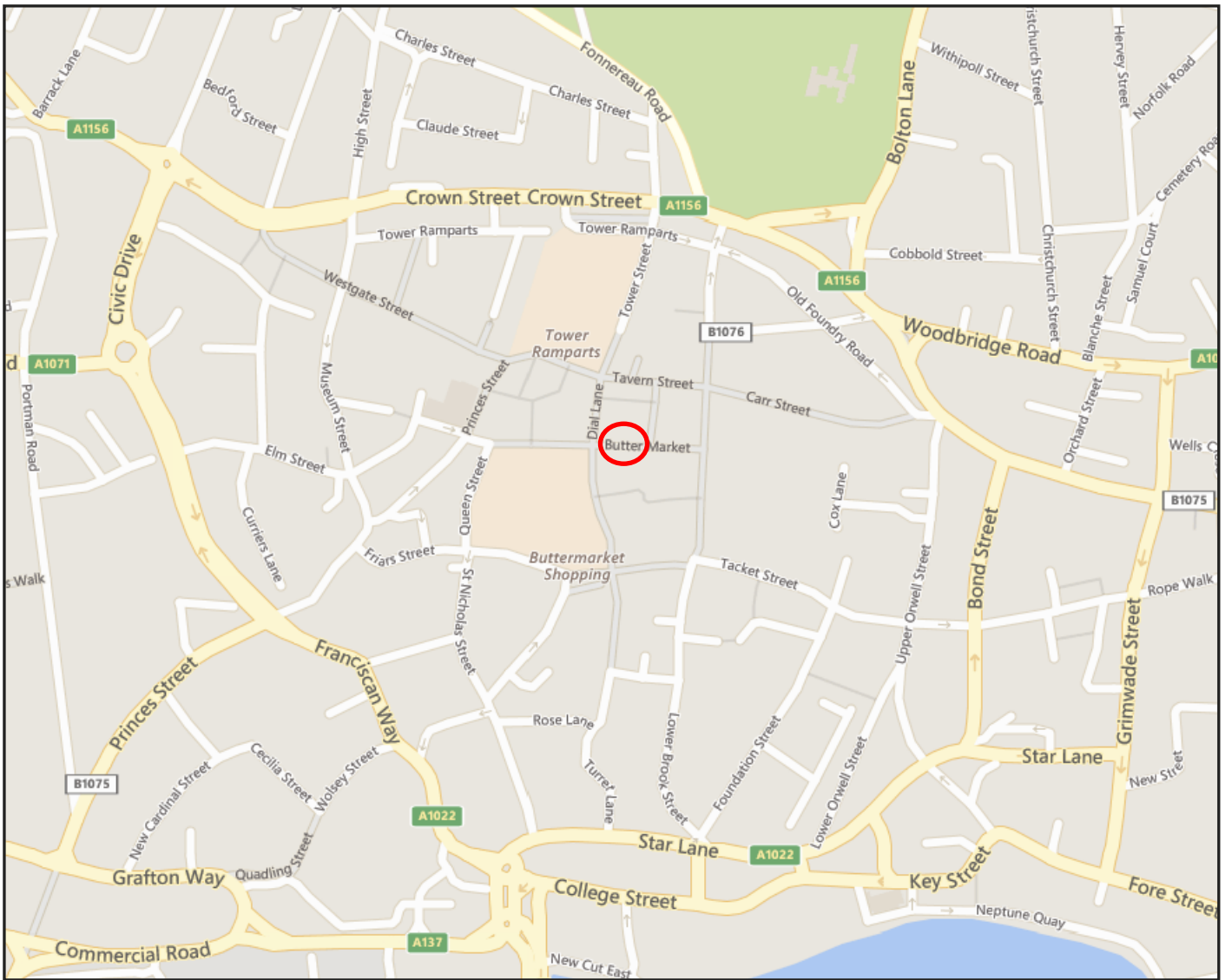
Tel: 020 8520 9911

Contact: Paul Cohen

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For further information

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fennwright.co.uk

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