

ON THE INSTRUCTIONS OF CORNERSTONE REAL ESTATE ADVISORS

**IPSWICH – UNIT 19, BUTTERMARKE T SHOPPING CENTRE**

**\* VERY PROMINENT SHOP TO LET IN A BUSY LOCATION \***

OPPOSITE NEW LOOK AND CLOSE TO BOOTS, LAURA ASHLEY, HOLLAND & BARRETT AND BHS

**LOCATION**

Ipswich is the county town of Suffolk, located in the heart of East Anglia. The town has a resident population of over 140,000 and extends into the surrounding boroughs, making it the fastest growing area in the region. Over 40% of the catchment comes from within the “happy families and suburban comfort” consumer classification, compared to a GB average of 27%.

Ipswich offers an attractive retailing environment with an excellent range of High Street multiples and Department Stores. The Buttermarket is one of the town’s principal shopping centres comprising 31 retail units totalling some 235,000 sq.ft. of accommodation. The centre also benefits from a 430 space underground car park and food court, and is anchored by **Boots**, **TK Maxx** and **New Look**. Other national multiple retailers located within the scheme include **Starbucks** and **Holland & Barrett**.

The subject premises are located in a very prominent position on the scheme’s entrance from Arras Square, opposite **New Look** and close to **Lakeland**, **Laura Ashley**, **Boots** and **Bhs**.

**THE PROPERTY**

The premises are arranged over ground floor only offering the following approximate dimensions and floor areas:-

Gross Frontage	-	7.52 m	24' 08"
Net Frontage	-	7.37 m	24' 02"
Internal Width (front)	-	6.76 m	22' 02"
Shop Depth	-	10.72 m	35' 02"
Ground Floor Sales	-	68.00 m <sup>2</sup>	732 sq.ft.
Ground Floor Ancillary	-	6.13 m <sup>2</sup>	66 sq.ft.

**LEASE**

The premises are available to let by way of a new effectively full repairing and insuring lease for a term of 10 years subject to an upward only rent review at the end of the fifth year at a commencing rental of **£26,750 p.a. excl.**



**RATES**

We are verbally informed by the Local Rating Authority that the premises have been assessed for rating purposes as follows:-

<b>Rateable Value</b>	-	<b>£19,750</b>
<b>UBR (2013/2014)</b>	-	<b>47.1p</b>
<b>Rates Payable (2013/2014)</b>	-	<b>£9,302</b>

Interested parties are advised to make their own enquiries of the Local Authority.

**COSTS**

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

**EPC**

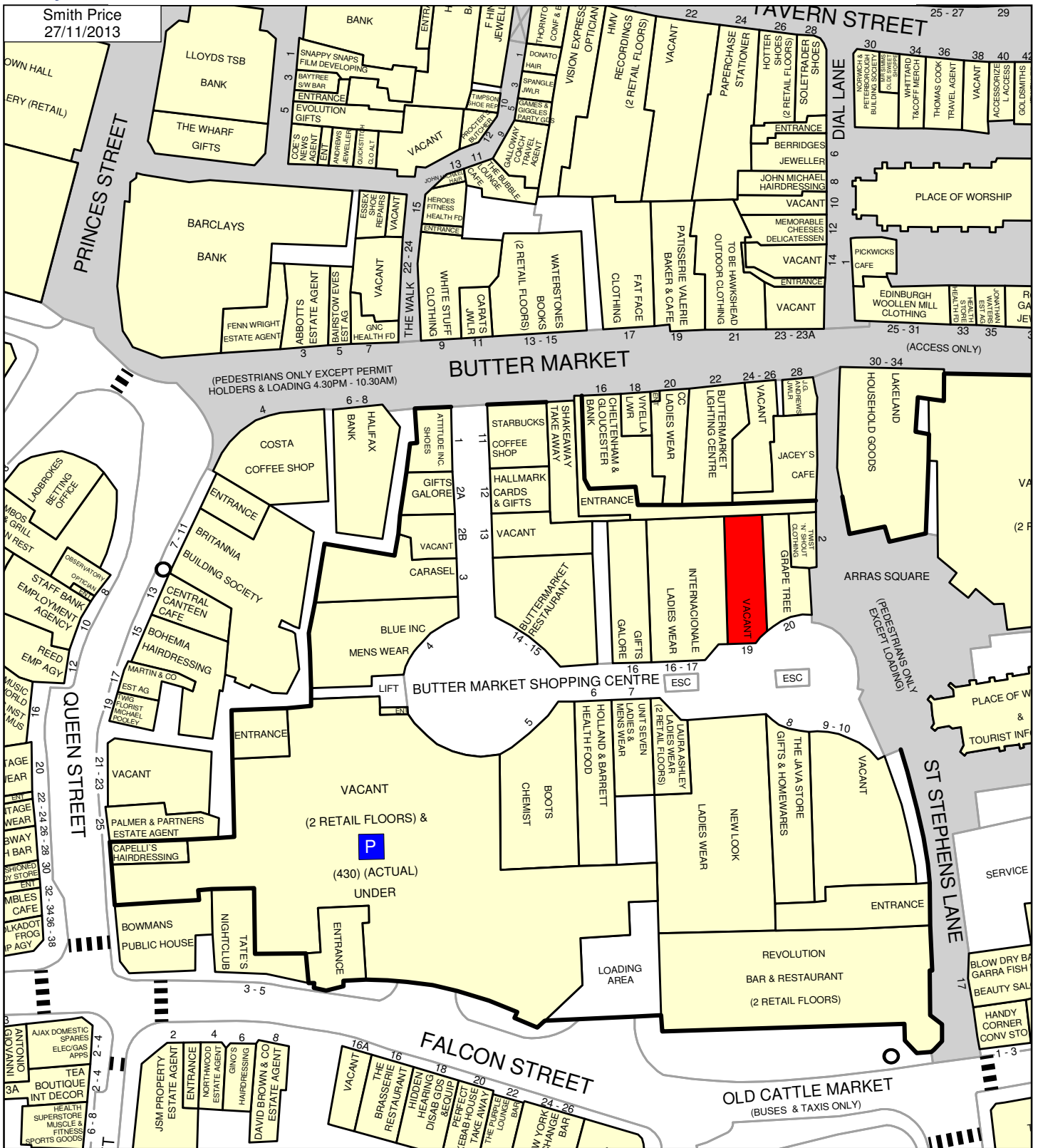
The property has an EPC rating of C. A full EPC certificate is available upon request.

**INSPECTION**

Inspections may be carried out with prior notice by contacting:-

**Mark Cherry** [markcherry@smithprice.co.uk](mailto:markcherry@smithprice.co.uk) or  
**John Mortimer** [johnmortimer@smithprice.co.uk](mailto:johnmortimer@smithprice.co.uk)

**Tel: 020 7409 2100**



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