

ON THE INSTRUCTIONS OF CORNERSTONE REAL ESTATE ADVISORS

IPSWICH – UNIT 2A, BUTTERMARKET SHOPPING CENTRE

* PRIME SHOP TO LET ON NEW LEASE LOCATED AT THE ENTRANCE TO THE BUTTERMARKET SHOPPING CENTRE *

SITUATED CLOSE TO MODEL ZONE, HALLMARK CARDS, STARBUCKS, WATERSTONE’S AND HALIFAX

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, Model Zone and Holland & Barrett**.

The subject premises are located in a busy position close to entrance of the scheme. Nearby retailers include **Starbucks, Hallmark Cards, White Stuff, Halifax and Waterstone’s**.

THE PROPERTY

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

Gross Frontage	-	8.05 m	26' 05"
Net Frontage	-	6.99 m	22' 01"
Internal Width	-	7.75 m	25' 05"
Shop Depth (max)	-	9.70 m	31' 10"
Ground Floor Sales	-	70.14 m ²	755 sq.ft.
Ground Floor Ancillary	-	7.62 m ²	82 sq.ft.
First Floor Ancillary (remote)	-	33.26 m ²	358 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 **£29,500 p.a. excl.**



RATES

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

Rateable Value	-	£21,500
UBR (2012/2013)	-	45.8p
Rates Payable (2012/2013)	-	£10,915

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

COSTS

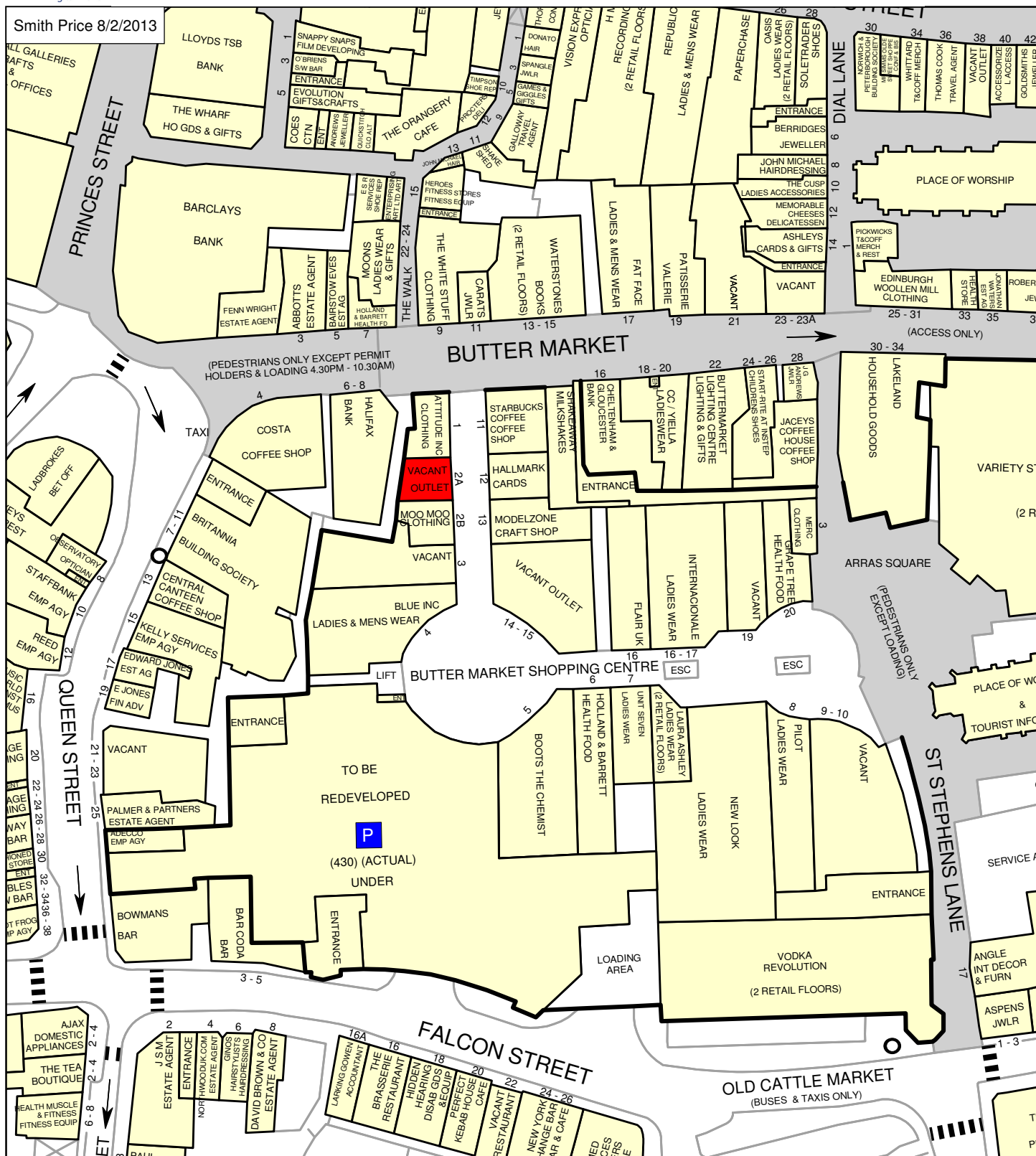
Each party is to be responsible for their own legal and surveyors costs incurred in the transaction.

INSPECTION

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

Mark Cherry markcherry@smithprice.co.uk or
John Mortimer johnmortimer@smithprice.co.uk

Tel: 020 7409 2100



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Energy Performance Certificate

Non-Domestic Building



UNIT 2A

PR-Ipswich Limited

Buttermarket Shopping Centre

St Stephens Lane

IPSWICH

IP1 1DT

Certificate Reference Number:

0075-0038-6280-6296-1202

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient



..... Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

◀ **62**

This is how energy efficient the building is.

Less energy efficient

Technical information

Main heating fuel: Grid Supplied Electricity

Building environment: Air Conditioning

Total useful floor area (m²): 110

Building complexity

(NOS level): 4

Benchmarks

Buildings similar to this one could have ratings as follows:

59 If newly built

92 If typical of the existing stock