

ON THE INSTRUCTIONS OF CORNERSTONE REAL ESTATE ADVISERS

IPSWICH – UNIT 1, BUTTERMARKE SHOPPING CENTRE

* PRIME SHOP TO LET IN AN EXTREMELY BUSY LOCATION AT THE ENTRANCE TO THE BUTTERMARKE SHOPPING CENTRE *

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 **Internationale** and **Laura Ashley**.

The subject premises are located in a very prominent position at the scheme’s entrance from Buttermarket, opposite **Starbucks**. Other nearby retailers include **White Stuff**, **Fat Face**, **Patisserie Valerie**, **Costa Coffee** 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	-	6.86 m	22' 06"
Net Frontage	-	4.78 m	15' 08"
Gross Return Frontage	-	12.42 m	40' 09"
Net Return Frontage	-	9.88 m	32' 05"
Gross Return Frontage	-	4.32 m	11' 05"
Net Return Frontage	-	2.28 m	7' 06"
Internal Width	-	6.07 m	19' 11"
Ground Floor Sales	-	59.92 m ²	645 sq.ft.
First Floor Ancillary	-	35.40 m ²	381 sq.ft.

NB: The potential exists to amalgamate the premises with the adjoining units to create up to 1,900 sq.ft. (approx) on the ground floor.

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 **£47,500 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	-	£33,250
UBR (2014/2015)	-	48.2p
Rates Payable (2014/2015)	-	£16,027

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

EPC

An EPC has been commissioned and will be available upon request shortly.

COSTS

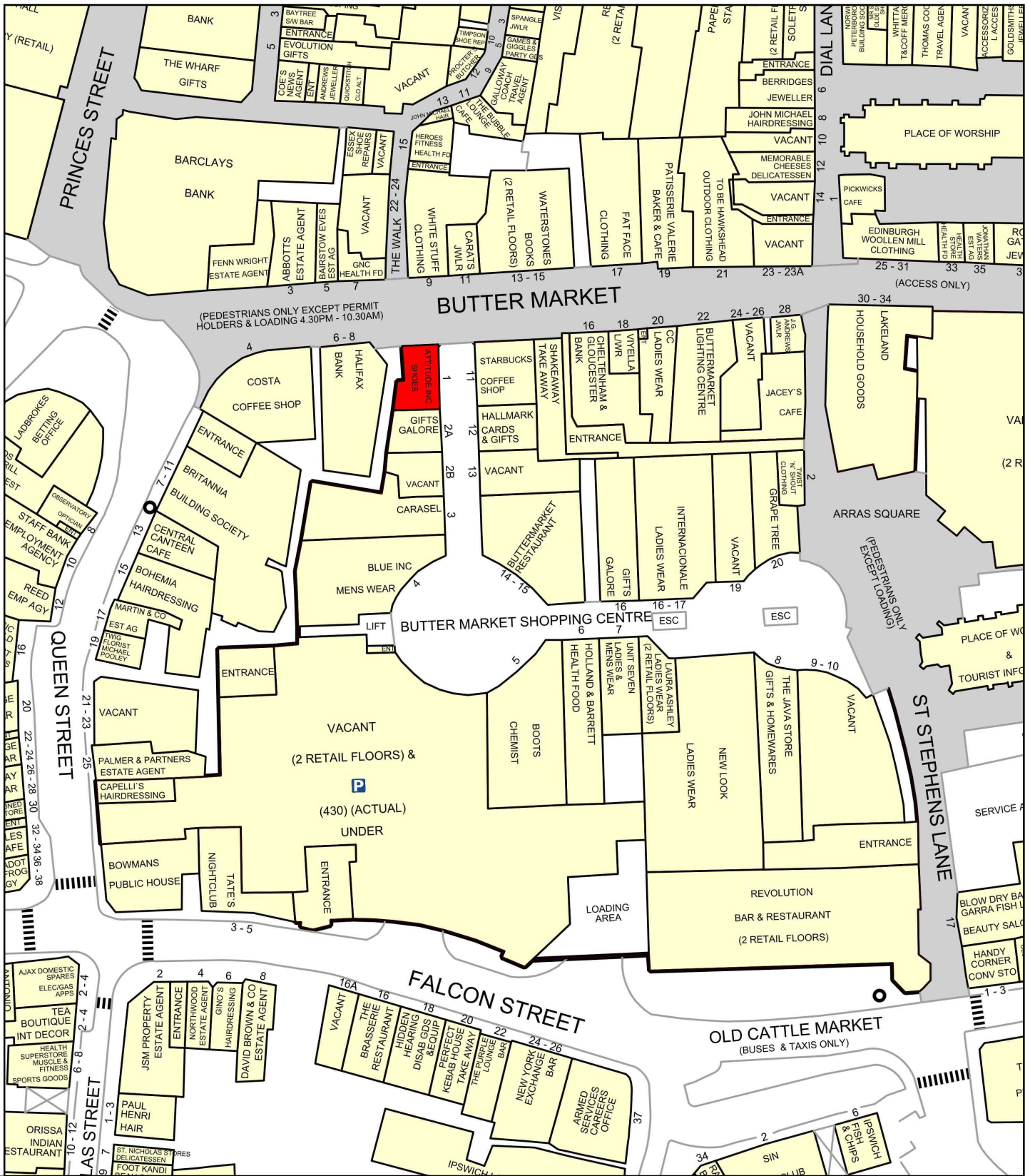
Each party is to be responsible for their own legal and surveyors costs incurred in the transaction.

INSPECTION

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

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

Tel: 020 7409 2100



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