

To Let

8-10 Princes Street, Ipswich

For further information
please contact

Lewis Sinclair
E: Lewis.Sinclair@avisonyoung.com
T: 0207 911 2913



Location

The property is located in Ipswich, approximately 66 miles north east of London, 55 miles south east of Cambridge, and 45 miles south of Norwich, with a population of 133,384 (2011 census). Ipswich is located close to the A14 and the A12 roads; it is also on the Great Eastern main line from London to Norwich, the East Suffolk line to Lowestoft and the Felixstowe branch line.

The subject property is on Princess Street which is off the principal retail pitch in Ipswich Town Centre. The location comprises a mix of uses including estate agents, financial services, offices, and some retail.

Description

The property is a mid-terraced retail unit beneath two floors of offices; the Bank's demise includes the whole building together with the car park to the rear and the passageway from Elm Street.

There are c. 5 car spaces in the rear yard accessed from Elm Street.

The property comprises the following approximate areas measured on a Net Internal basis:

Tenure

Leasehold

Ground floor:	226 sq m	2,430 sq ft
Basement:	150 sq m	1,616 sq ft
First floor:	192 sq m	2,064 sq ft
Second floor:	136 sq m	1,469 sq ft
Total:	704 sq m	7,579 sq ft

Rent

£71,500

Lease

Assignment of the lease due to expire 28/09/2022. Alternatively a sub-lease is available.

Business rates

We understand that the property is assessed as follows:

Rateable value: £59,500
UBR (2018/19): £0.493
Rates Payable: £29,334

Interested parties should make their own enquiries with the Local Authority to verify this information.

Legal costs

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

EPC

The property has an EPC rating of E114. A copy is available upon request.

VAT

VAT if applicable will be charged at the standard rate.

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