

AVAILABLE DUE TO RELOCATION & EXPANSION

Ipswich- Unit 1, Euro Retail Park, IP3 9QG



LOCATION

Euro Retail Park is located South East area of Ipswich town centre. Other occupiers located on Euro include Sports Direct, B&Q, Wren and Halfords. The park also benefits from being situated nearby to the newly developed John Lewis & Waitrose, with Sainsburys also located within close proximity. We understand the population for Ipswich is approximately 170,000.

DESCRIPTION

The property extends to the following approximate dimensions. Interested parties are advised to undertake their own calculation.

Ground Floor	20,080ft²	1865.5m²
First Floor Storage	2,066ft²	192m²

TENURE

The unit is available on a lease due to **expire 31st January 2030**.

RENT

The current rent passing is **£214,285 pax**, with a fixed uplift to **£300,000pax** 1st February 2020.

SERVICE CHARGE

Information available on request.

INCENTIVES

Offers invited.

RATES

Information obtained from the VOA website indicates that the rates for the property are as below. Interested parties are advised to make their own enquiries with the Local Authority for verification.

Rateable Value -	£307,500
Rates Payable 2019/20 (50.4p) -	£154,980

VIEWINGS

Strictly by appointment only via Burns Property Consultants.

CONTACT

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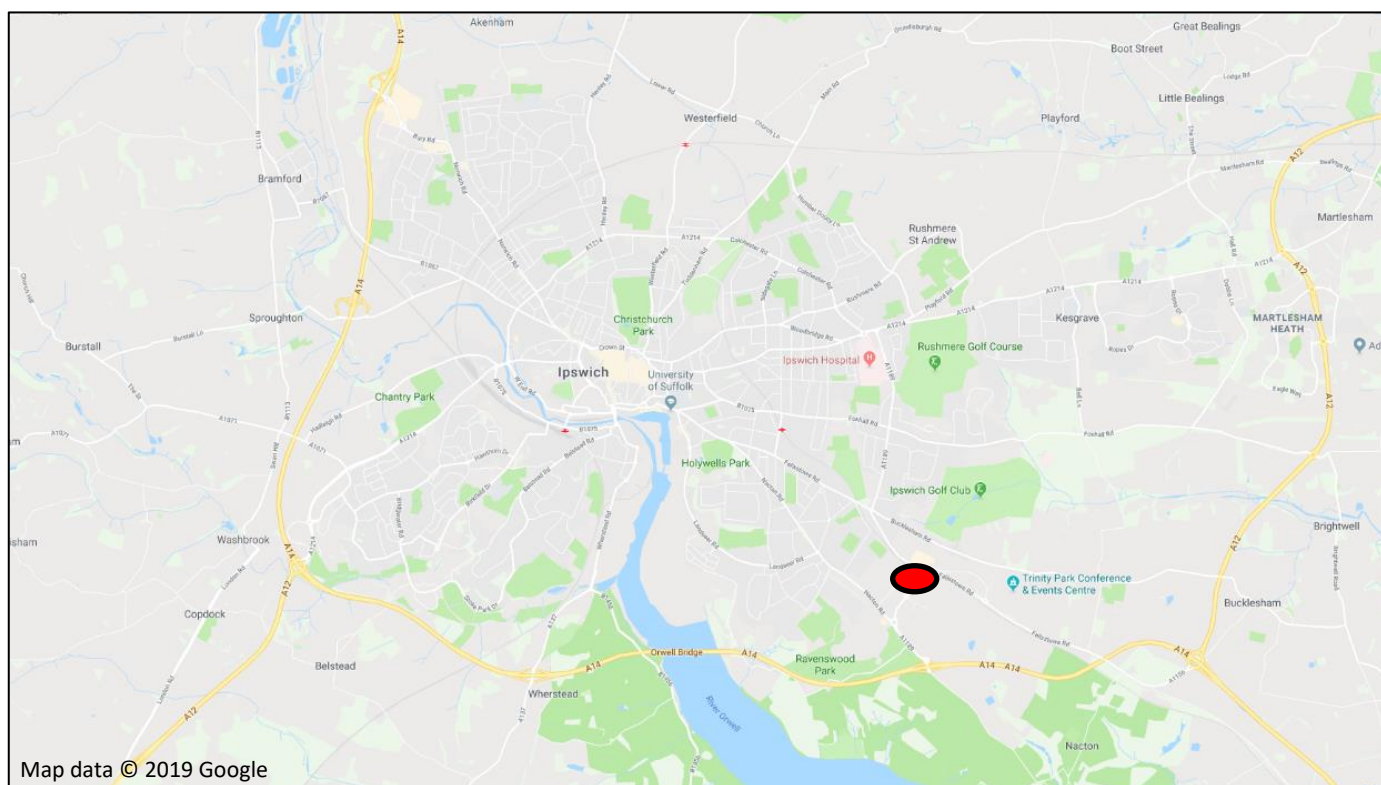
Subject to Contract 28.05.19

BPC

RETAIL PROPERTY SPECIALISTS

TO LET

AVAILABLE BY WAY OF ASSIGNMENT



Misrepresentation Act 1967 (condition under which particulars are issued). Messrs Burns Property Consultants for themselves and the Vendors/Lessors of this property whose agents they are given notice that these particulars do not constitute any part of an offer or contract, that all statements contained in these particulars as to this property are made without responsibility and are not to be relied on as statements or representations of fact and that they do not make or give any representation or warranty whatsoever in relation to this property. Any intending purchaser/lessors must satisfy themselves by inspection or otherwise as to the correctness of each of the statement contained in these particulars.