



FRANCIS  
**DARRAH**  
Chartered Surveyors

## RETAIL WAREHOUSE TO LET/ASSIGN

**AVAILABLE DUE TO RELOCATION  
AND EXPANSION**

### UNIT 1, EURO RETAIL PARK IPSWICH, IP3 9QG

#### LOCATION

Ipswich is the county town of Suffolk located approximately 19 miles north east of Colchester and 54 miles east of Cambridge. The town has good road communication to a substantial catchment population via the A12 and A14.

Euro Retail Park is located approximately 1.5 miles south east of Ipswich town centre within an established out of town retail destination. Other occupiers within Euro Retail Park, which provides over 210,000 sq ft of retail accommodation together with three restaurant units, include Sports Direct, B&Q, Wren and Halfords. The scheme also benefits from being situated within close proximity to other food and non food retail developments including Futura Retail Park, John Lewis/Waitrose, Sainsbury's and the recently opened B&M store within the former Homebase.

#### ACCOMMODATION

The premises comprise the following approximate gross internal floor areas:-

<b>Ground Floor:</b>	20,080 sq ft	1,865 sq m
<b>First Floor:</b>		
Storage	2,066 sq ft	192 sq m

#### TENURE

The property is available on a lease due to expire 31<sup>st</sup> January 2030. The current rent passing is £214,285 pax (plus VAT if applicable), with a fixed uplift to £300,000 pax from 1<sup>st</sup> February 2020.

#### TERMS

Offers are invited for an assignment or underletting of the whole of the premises.

#### SERVICE CHARGE

Information available upon request.

#### RATEABLE VALUE

We understand from the Valuation Office Agency website that the property has a rating assessment of £307,500 with effect from 1 April 2017. Interested parties are advised to make their own enquiries.

#### ENERGY PERFORMANCE CERTIFICATE

Further details are available upon request.

#### LEGAL COSTS

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

#### VIEWING

Strictly by appointment through joint sole agents:

#### Francis Darrah Chartered Surveyors

Contact: Graham Mackintosh  
Tel: 01603 666630  
Email: [graham@fdarrah.co.uk](mailto:graham@fdarrah.co.uk)

#### Burns Property Consultants

Contact: Martin Musgrave  
Tel: 07971 356 782  
Email: [martin@burnsproperty.co.uk](mailto:martin@burnsproperty.co.uk)

#### SUBJECT TO CONTRACT

November 2019

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RETAIL



