



SHOP TO LET

# **IPSWICH**

34 TAVERN STREET

# SUBJECT TO VACANT POSSESSION

#### DESCRIPTION

The property is located in a prime position on the pedestrianised section of Tavern Street, opposite **H&M** and in close proximity to **Lush**, **Kiko**, **Vodafone and Body Shop**.

#### **ACCOMMODATION**

The premises are arranged on ground and basement floors, having the following approximate accommodation:

**Ground Floor Sales** 475 sq. ft. (44.13 sq. m) **Basement Ancillary** 356 sq. ft. (33.07 sq. m)

## LEASE

The premises are available by way of a new full repairing and insuring lease for a term to be agreed, subject to 5 yearly upward only rent reviews.

#### RENT

£28,500

per annum exclusive.

#### **BUSINESS RATES**

We have been informed by the Valuation Office Agency of the following rating information:

**Rateable Value:** £30,250.00 **Rates Payable (19/20):** £14,852.75

This figure is an estimate and cannot be relied upon. Interested parties are advised to make their own enquiries with the local authority.

#### **EPC**

The property has an EPC rating of F 130. This rating will be improved ahead of a new lease being agreed. A full report is available upon request.

## **LEGAL COSTS**

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

# VIEWING

Viewing is strictly by appointment through joint letting agents, **Green & Partners**, contacting:

**Harry Silcock** 020 7659 4839

harry. silcock @green partners. co. uk

**Mike Willoughby** 020 7659 4827

mike.willoughby@greenpartners.co.uk

Adrian Fennell – 01603 756334 adrian.fennell@rochesurveyors.co.uk

Or, Roche Retail, contacting:

Subject To Contract

020 7659 4848 greenandpartners.co.uk

Green & Partners is the trading name of Green & Partners LLP.

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