



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:

<b>Ground Floor Sales</b>	475 sq. ft.	(44.13 sq. m)
<b>Basement Ancillary</b>	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:

<b>Rateable Value:</b>	£30,250.00
<b>Rates Payable (19/20):</b>	£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:

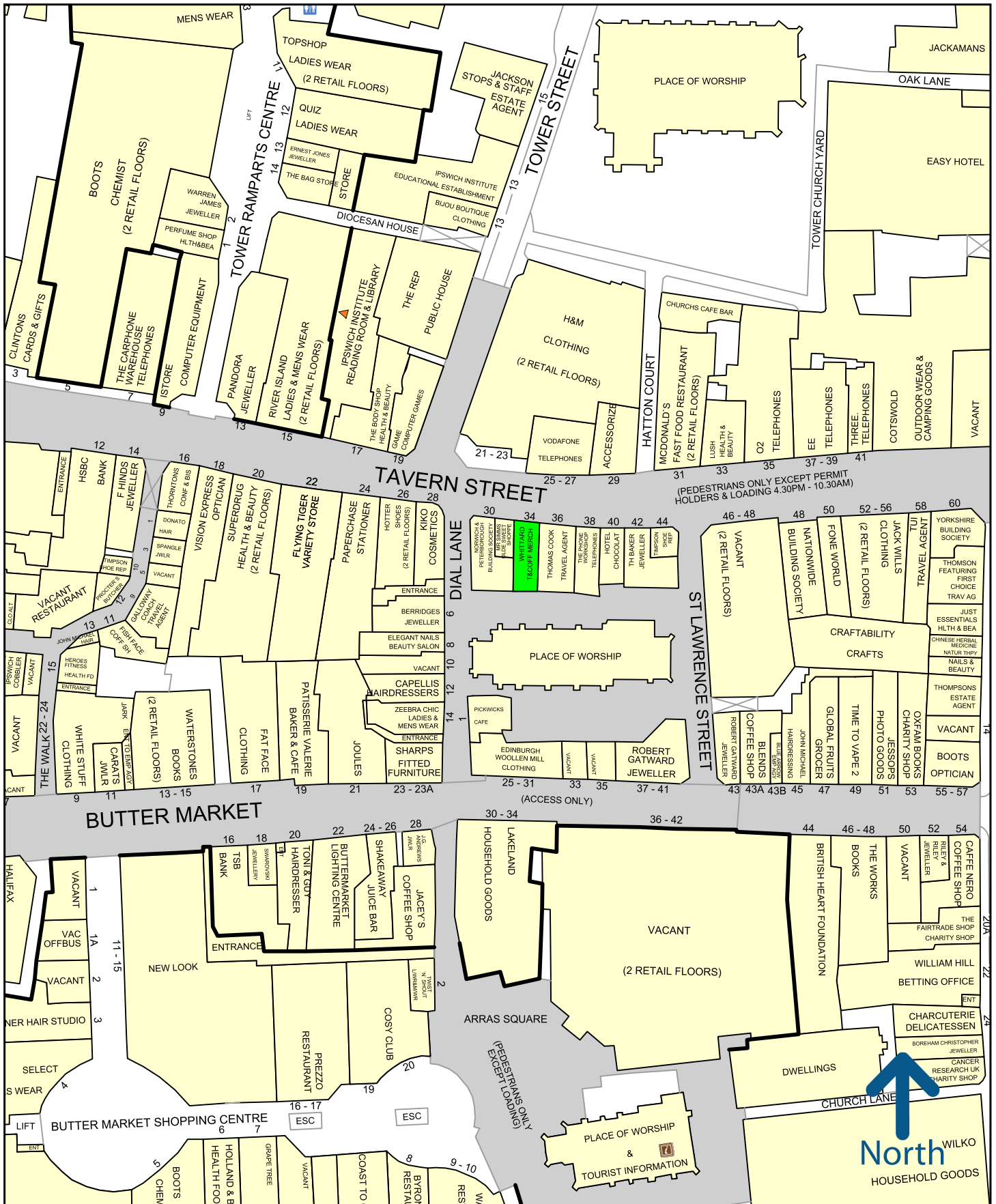
**Harry Silcock** 020 7659 4839  
harry.silcock@greenpartners.co.uk

**Mike Willoughby** 020 7659 4827  
mike.willoughby@greenpartners.co.uk

Or, **Roche Retail**, contacting:

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

*Subject To Contract*



Experian Goad Plan Created: 12/04/2019  
Created By: Green and Partners

