

# Location

Located in the heart of Ipswich city centre within the Buttermarket Shopping Centre, which hosts a number of national leisure operators and is anchored by a 14 screen Empire cinema as well as national retailers.

Buttermarket Shopping Centre is a popular destination point and hosts a number of restaurant and leisure brands including Wagamama, Prezzo, Byron, Cozy Club and Revolution.

# **HIGHLIGHTS**

- + Main shopping centre in the centre of Ipswich
- + Adjacent to Byron Burger, Wagamama and Prezzo
- + Established leisure and retail destination
- + Recently redeveloped shopping centre
- + GIA approx. 389 sq m (4,191 sq ft)

#### Description

The restaurant comprises a unit on the ground floor of the Buttermarket Shopping Centre with glazed elevations.

## Accommodation

The premises are configured to provide accommodation all at ground floor level and are laid out to provide a variety of tables and seating for circa 155 customers. Ancillary accommodation includes a catering kitchen with prep area and walk in fridge and freezer, thermostatically controlled beer cellar, staff facilities, managers office and customer toilets.

## **Approximate Floor Areas**

The property has the following approximate gross internal areas.

Ground Floor

389 sq m (4,191 sq ft)

### 26. COAST TO COAST, IPSWICH Buttermarket Shopping Centre IP1 1DT



### Tenure

Held for a term of 25 years with effect from 11 November 2016 at a current rent of £157,500 per annum subject to an upwards only review on 24 June 2021 and five yearly thereafter. The lease benefits from a tenant break option on 24 June 2031 upon at least six months previous written notice The most recent annual service charge was £61,122.

#### **Rateable Value**

**2017** £114,000

## EPC

An EPC is in the course of preparation.

## Viewings

All viewings must be arranged strictly by appointment with the sole agents Savills and under no circumstances should any direct approach be made to any staff members.

# Branding

The former trading name and any branded items are not being included with the property which must be completely re-branded before being reopened.

## **Fixtures & Fittings**

Fixtures and fittings with the exception of all tills, IT equipment, leased and branded items can be included as part of the sale should they be required.

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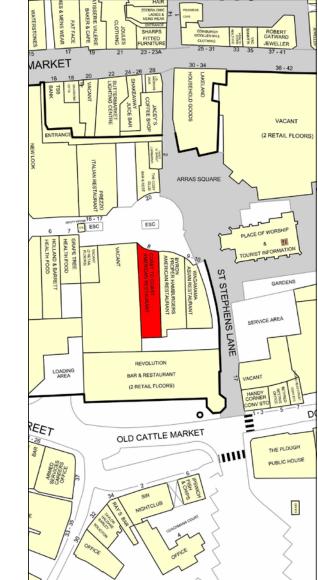
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#### VAT

All figures quoted are exclusive of VAT.

#### Contacts

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