

22 Falcon Street, Ipswich, Suffolk, IP1 1SL



For Sale

- Close to Buttermarket Centre retail and leisure redevelopment
- Two storey modern property
109.93 sq m (1,183 sq ft)
- Rental income £15,000 per annum
- Guide Price £199,500

Town Centre
Freehold
Investment



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Details

Location

Ipswich is the County town of Suffolk with a resident population of approximately 130,000 and a retail catchment of almost 350,000. The town is situated approximately 79 miles north east of central London, 43 miles south of Norwich and 18 miles north east of Colchester.

The property is situated on Falcon Street within the town centre, close to the newly pedestrianised Queen Street and St Nicholas Street junction. The town's two main shopping centres, Sailmakers and the Buttermarket have undergone significant redevelopment and both are located within a short walk of the property.

Nearby occupiers include Revolution, New York Exchange, Leaders and a number of independent retailers.

Description

The property comprises a two-storey building of masonry construction with a glazed front elevation. The ground floor consists of an open sales area to the front with ancillary rear store rooms and WC facilities. The first floor provides a sales area together with a number of individual rooms currently used as treatment rooms in association with the current tenants use of the premises as a beauty salon.

The premises are fitted with LED spot lighting, electric heating and a tiled floor covering.

Accommodation

The property provides the following approximate net internal floor areas:

Ground Floor:

Sales Area	40.96 sq m (	441 sq ft)
WC's	--	--
Store 1	3.29 sq m (	35 sq ft)
Store 2	3.21 sq m (	35 sq ft)
Store 3	1.67 sq m (	18 sq ft)

First Floor:

Treatment Room 1	6.92 sq m (	75 sq ft)
Treatment Room 2	6.68 sq m (	72 sq ft)
Treatment Room 3	11.70 sq m (	126 sq ft)
Treatment Room 4	8.96 sq m (	96 sq ft)
Store 4	2.90 sq m (	31 sq ft)
Sales Area	<u>23.63 sq m</u> (	<u>254 sq ft)</u>
Total	109.93 sq m (	1,183 sq ft)

Services

We understand that the property is connected to mains electricity, water and drainage.

We have not tested any of the services and all interested parties should rely upon their own enquiries with the relevant utility providers in connection with the availability and capacity of all those serving the property, including IT and telecommunication links.

Business Rates

The property is assessed as follows:

Rateable Value:	£12,000
Rates Payable (2019/20):	£5,892 per annum

Planning

The premises are currently used as a beauty salon, and prior to this were used as a restaurant (Class A3).

Local Authority

Ipswich Borough Council, Grafton House, 15/17 Russell Road, Ipswich, Suffolk, IP1 2DE
Telephone: 01473 432000

Tenancy

The property is let to Mr Fry trading as 'Boutique' on a full repairing and insuring business lease for a term of 3 years from 16th April 2017, at a rent of £15,000 per annum.

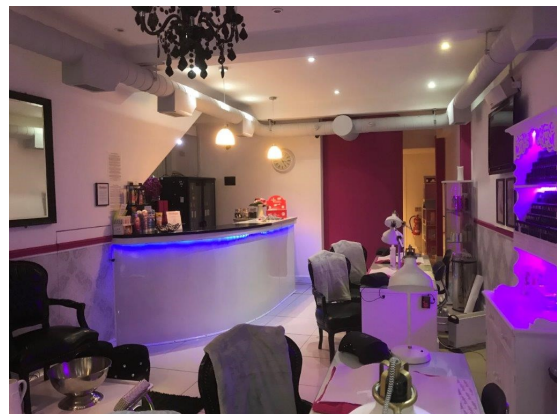
Terms

Offers are invited in the region of £199,500 for the freehold interest, subject to the current tenancy.

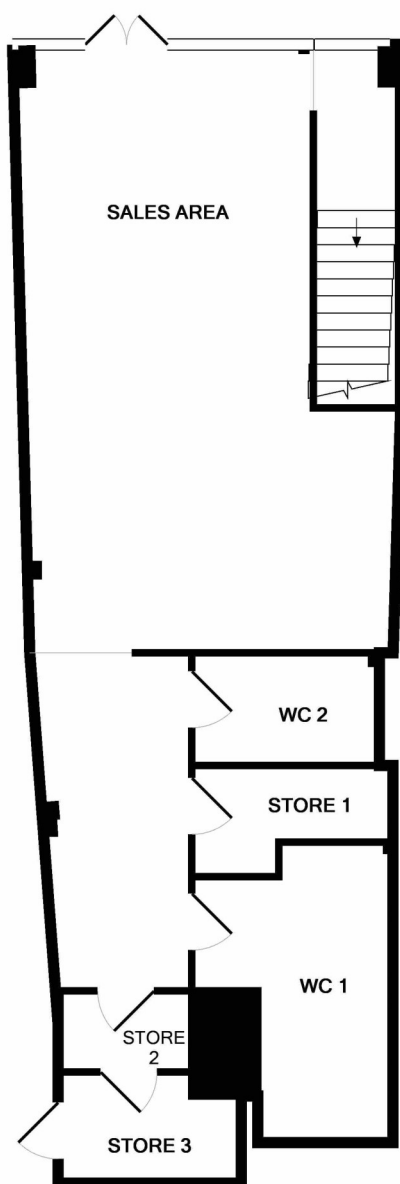
The property is VAT exempt.

Legal Costs

Each party is to be responsible for their own costs.



GROUND FLOOR



FIRST FLOOR



NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

EPC

Energy Performance Asset Rating

More energy efficient

A+

Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

109 This is how energy efficient the building is.

Particulars

Prepared in December 2018.

Viewing

Strictly by prior appointment with the sole agents:

Fenn Wright

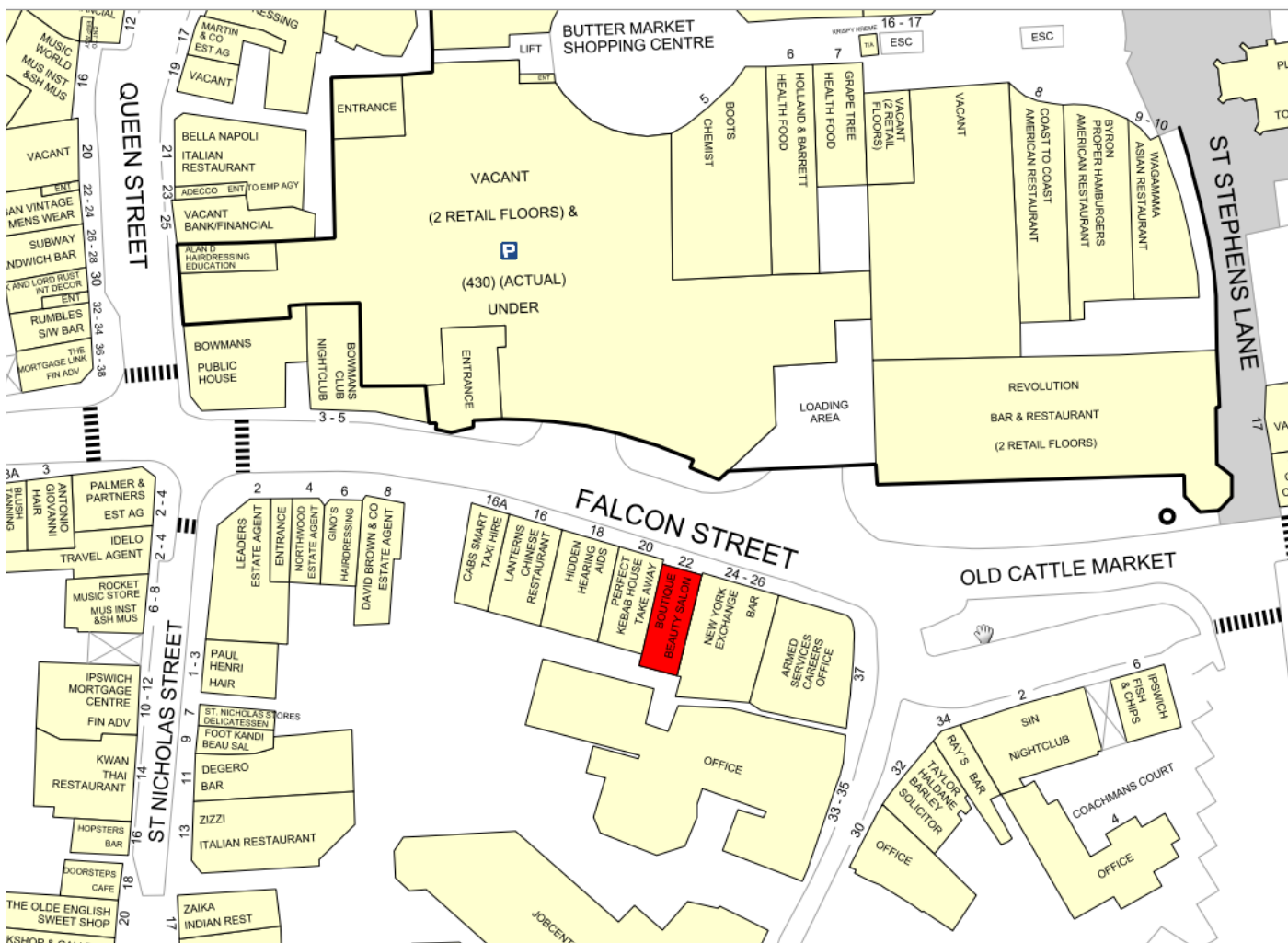
1 Buttermarket, Ipswich, IP1 1BA

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For further information

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