



## Location

Ipswich is the largest town in Suffolk and one of the most important shopping destinations in East Anglia.

The property is situated in a prime position on Tavern Street. It sits adjacent to Nationwide and opposite Lush, McDonalds, H&M and O2. It is in close proximity to the recently refurbished Tower Ramparts and occupies a prominent location with a return frontage onto St Lawrence Street which provides a busy thoroughfare onto Butter Market.

## Accommodation

Ground Floor Sales	4,692 sq ft	436.06 sq m
Basement Ancillary	4,727 sq ft	439.31 sq m
First Floor Ancillary	5,158 sq ft	479.37 sq m
<b>Total</b>	<b>14,577 sq ft</b>	<b>1,354.74 sq m</b>

## Lease Term

The premises are available by way of a new lease for a term to be agreed.

## Contact

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## Rent

Upon Application.

## Rates

Rateable Value	£157,000
UBR	0.493 (2018/19)

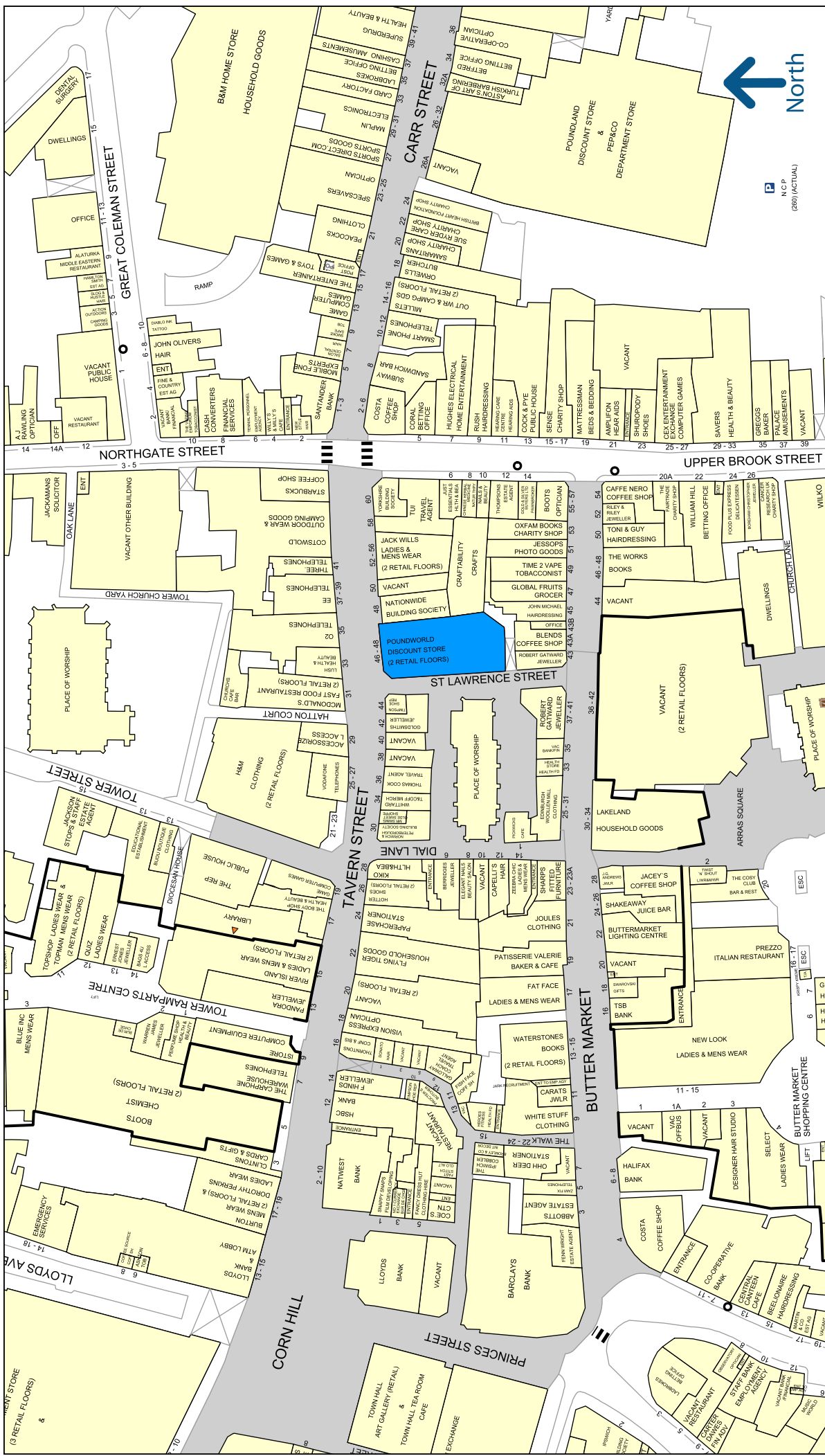
Interested parties are advised to make their own enquires with the local authority to confirm their liabilities and any transitional relief.

## Energy Performance Certificate

Available upon request.

## Costs

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



Experian Goad Plan Created: 05/09/2018  
 Created By: Kitchen LaFrenais Morgan

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