

46 - 70 Cavendish Street, Ipswich, Suffolk, IP3 8AX



Trade counter,
offices and
storage
premises

For Sale/To Let

- Good access to A14 and town centre
- 795.68 sq m (8,565 sq ft)
- Secure forecourt and yard



Winning Suffolk Dealmaker
for the 3rd year running
Estates Gazette (May 2016)

Details

Location

Cavendish Street is situated to the east of the town centre and waterfront, off the A1156 (Fore Hamlet/ Bishops Hill) and within 2.5 miles of the A14 via Nacton Road.

The property is located on the south side of Cavendish Street (see location plan), adjoining occupiers include Enterprise Rent a Car, ATS Euromaster, Newey & Eyre, Springvale Foods and Kays Electronics.

The premises are shown edged red for identification purposes only on the site plan.

Description

The property comprises a 'T' shaped building providing a combination of trade counter showroom, stores and first floor offices, with an enclosed forecourt car park and separate enclosed yard.

The property is of brick and block work construction. The two storey part of the property is under a flat roof, the remaining single storey areas being under pitched roofs with steel rafters, profile galvanised sheet decking, overlaid with felt.

The stores are accessed via a roller shutter door and two sets of double doors.

The forecourt parking area is fully fenced and served by double gated. Boundary walls enclose the separate service yard which is also served by double gates.

Accommodation

The premises provide the following approximate dimensions and floor areas:

Two Storey Building

| | |
|--------------------|---------------------------|
| Ground floor sales | 194.95 sq m (2,098 sq ft) |
| First floor sales | 194.95 sq m (2,098 sq ft) |
| WC facilities | - |

Main Store

| | |
|--------------|---------------------------|
| Ground floor | 198.74 sq m (2,139 sq ft) |
| Mezzanine | 49.09 sq m (528 sq ft) |



Front Store

| | |
|---------------------------------|--------------------------------|
| Main area | 50.26 sq m (541 sq ft) |
| Rear area | 38.61 sq m (416 sq ft) |
| Front area | 58.61 sq m (631 sq ft) |
| WC/lockers | <u>10.47 sq m (113 sq ft)</u> |
| Total Gross Internal Floor Area | 795.68 sq m (8,564 sq ft) |

Main Store

| | |
|---------------------------|-------------|
| Eaves | 3.15 metres |
| Apex | 4.21 metres |
| Roller shutter door width | 5.50 metres |
| height | 3.70 metres |

Front Store

| | |
|-------|-------------|
| Eaves | 3.60 metres |
| Apex | 4.20 metres |

Services

We understand that the property is connected to mains electricity, gas, water and drainage. We have not tested any of the services and all interested parties should reply upon their own enquiries with the relevant utility company in connection with the availability and capacity of all those serving the property, including IT and telecommunication links.

The former gas fired central heating system serving the premises has now been decommissioned. In the event that the premises are let, the installation of a new heating system will be a matter for negotiation.

Business Rates

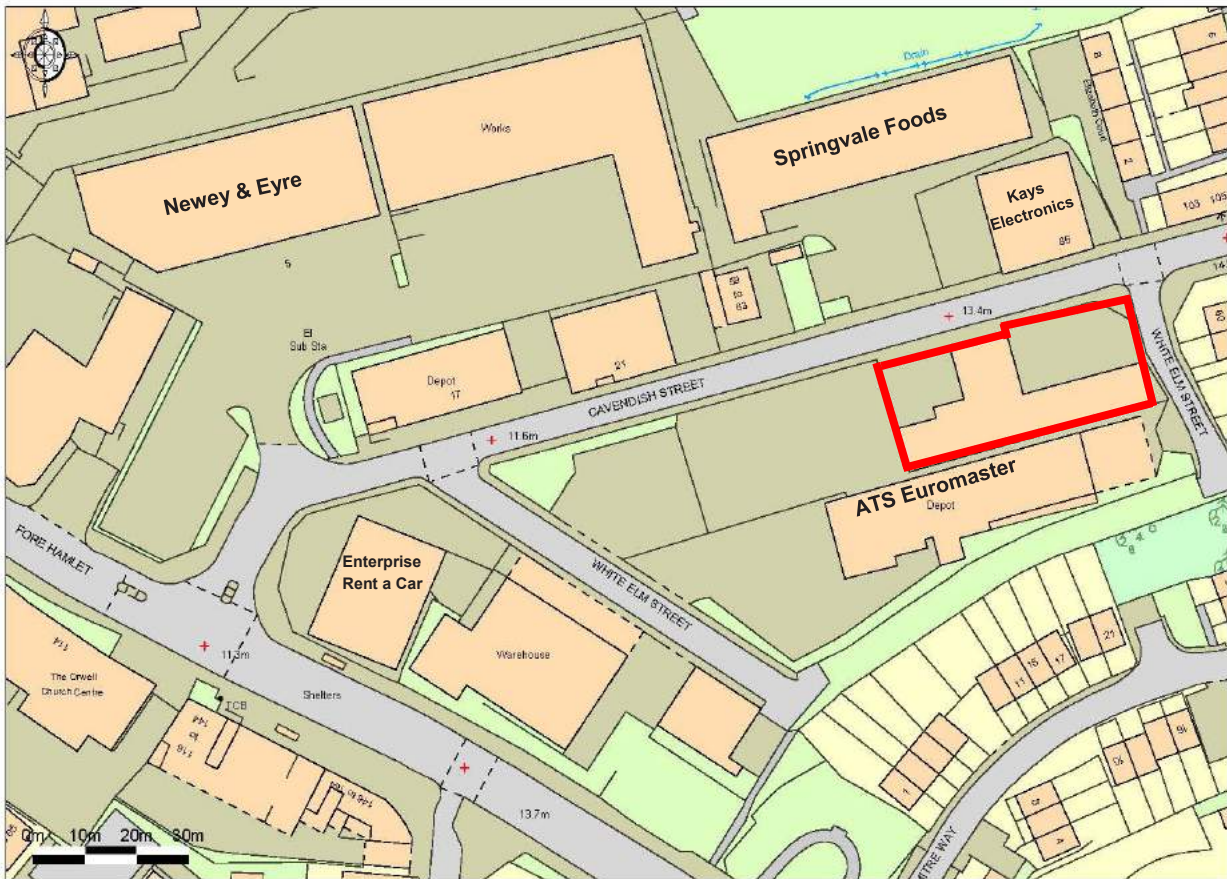
The premises are assessed as follows:

| | |
|----------------------------|----------------------|
| Rateable Value: | £29,750 |
| Rates Payable (2016/2017): | £14,785.75 per annum |

Planning

The property has planning permission for use in relation to the sale and hire of builders plant and equipment. The property is considered suitable for similar trade counter, workshop and storage uses and all interested parties should make their own enquiries with the local planning authority.





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NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

Local Authority

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

Particulars

Prepared in September 2016.

EPC



Terms

Offers are invited in the region of £450,000 for the freehold interest with vacant possession.
 Alternatively the premises are available on a new business lease on terms to be agreed and at an initial rent of £39,500 per annum exclusive.

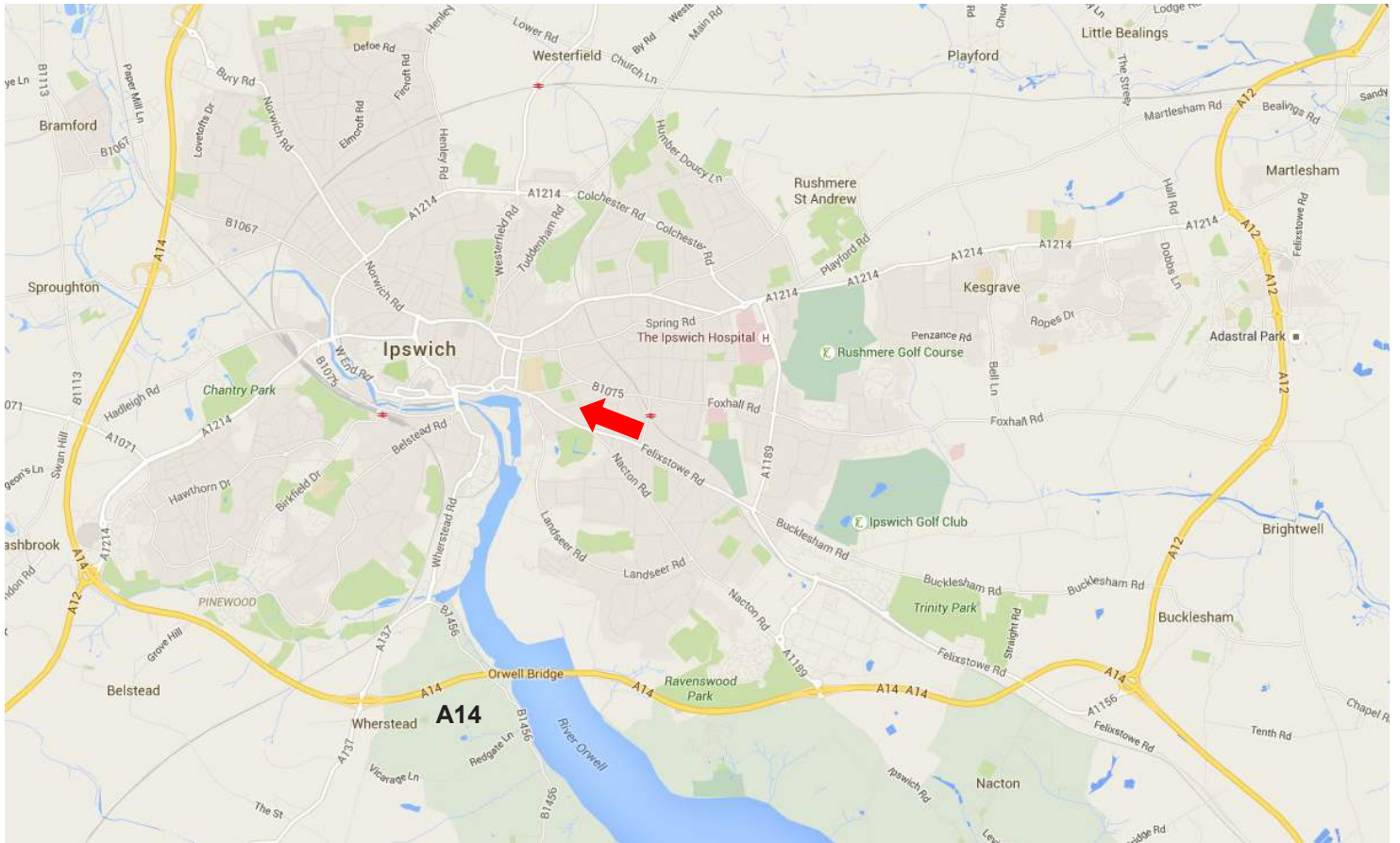
Viewing

Strictly by prior appointment with the sole agents:

Fenn Wright
 1 Buttermarket, Ipswich, IP1 1BA

01473 232 701
fennwright.co.uk

Contact Alistair Mitchell
 agm@fennwright.co.uk



For further information

01473 232 701
fennwright.co.uk

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