

**SUBJECT TO VACANT
POSSESSION****10-12 CARR STREET
IPSWICH
IP4 1EJ****LOCATION**

The retail unit occupies a prominent position on the western end of Carr Street, close to the junction with Upper Brook Street.

The property lies adjacent to **Blacks** and opposite **Game** and **The Entertainer Toys**. Other nearby traders include **Peacocks**, **Maplin**, **Cotswold Outdoors**, **Specsavers**, **Costa**, **Subway** and **Starbucks**.

ACCOMMODATION

The premises are arranged over ground floor sales with basement storage space comprising the following approximate areas:-

Ground Floor	119.8 sq m	(1,290 sq ft)
Basement	181.0 sq m	(1,948 sq ft)
Total NIA	300.8 sq m	(3,238 sq ft)

The property benefits from a 260 space NCP car park to the rear of the building.

LEASE TERMS

The property is available on a new full repairing and insuring lease for a term by arrangement.

QUOTING RENT

£40,000 per annum.

SERVICE CHARGE

To be confirmed

LEGAL COSTS

Each party to bear responsibility for their own legal costs incurred in this transaction.

**VAT**

All figures referred to are exclusive of VAT (if applicable).

RATES

We have been informed that the premises are currently assessed as follows:

Rateable Value:	£37,250
Rates Payable (2017 Est):	£20,771

Further enquiries should be directed to the Local Rating Authority – Ipswich Borough Council: 01473 433 851

EPC

An EPC has been commissioned and available upon request

VIEWING

For further details, floor plans or an appointment to view, please contact:-

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☎ 020 7312 7427

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Paul Bugeja

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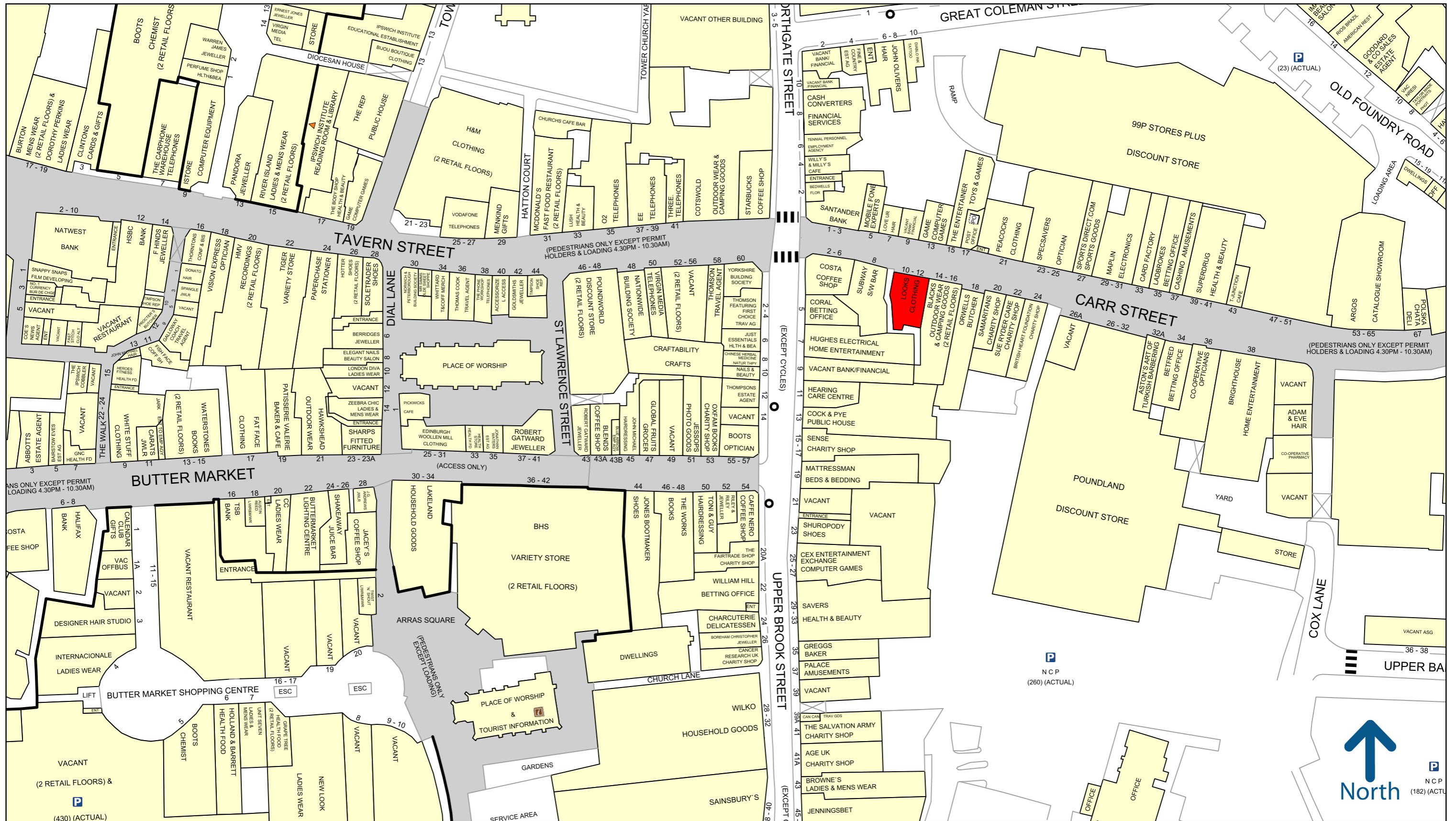
paul.bugeja@montagu-evans.co.uk

Alternatively you can arrange through our joint agent:

Vanessa Penn

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50 metres

Experian Goad Plan Created: 17/08/2016
Created By: Montagu Evans



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