

TO LET
GRADE II LISTED RETAIL/OFFICE PREMISES

APPROX 324.22 SQ M (3,490 SQ FT)



5-7 St Peters Street, Ipswich, Suffolk IP1 1XF

- **Secure parking for 8 vehicles**
- **Would suit D1 use S.T.P.P**
- **Located in a busy thoroughfare**
- **Close to town centre and Waterfront**
- **Easy access to Town Centre & Railway Station**
- **Good vehicular & pedestrian passing trade**
- **To Let on a new lease £25,000 P.A.X.**



Location

Ipswich is the administrative and county town of Suffolk with a resident population of 150,000 and a retail catchment population of approximately 320,000. The town lies on the River Orwell, approximately 70 miles north east of central London, 55 miles south east of Cambridge, 43 miles south of Norwich, and 18 miles north east of Colchester. Major roads in the area include the A12, which provides dual carriageway access to the A14, providing a principal link from the Port of Felixstowe (9 miles to the south east) to the East Midlands.

Situation

St. Peters Street lies between Star Lane and St Nicholas Street, the main pedestrian route to the town centre from Ipswich Waterfront. The property occupies a prominent position in a niche town centre trading location. The "Saints" neighbourhood has occupiers including independent retailers, bars, pubs and restaurants.

Description

The property is a 17th century timber-framed and plastered house converted into a retail/office premises. There are individual offices spread over three floors with a reception area, kitchen and W/Cs. The premises benefit from a secure rear courtyard which provides parking for up to 8 vehicles and free 30 minute no return on-street parking to the front.

Accommodation (all dimensions approximate)

Ground Floor	122.63 sq m	1,320 sq ft
First Floor	128.11 sq m	1,379 sq ft
Loft Area	68.1 sq m	733 sq ft
Kitchen Area	5.39 sq m	58 sq ft
Total Area	324.23 sq m	3,490 sq ft

Planning

The property currently has A1 retail and B1 office consent, but may suit other uses. All interested parties should contact Ipswich Borough Council on 01473 432000.

We understand that Ipswich Borough Council has formerly granted a D1 change of use, though this has expired.

Business Rates

Rateable Value 2017
£25,200

Estimated Rates Payable
£11,743

All interested parties should contact Ipswich Borough Council on 01473 433851.

Services

We understand that mains electricity, water, gas and drainage are available, however we would recommend that all interested parties check with the relevant statutory authorities as to the existence, adequacy or otherwise of these services for their own purposes.

Terms & Tenure

The property is being offered to let on a new lease, for a term of years to be agreed at a commencing rent of £25,000 p.a.x.

Legal Costs

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

EPC

A full copy of the EPC is available upon request, reference number 0792-2996-0030-2390-3903, rating D81.

Vat

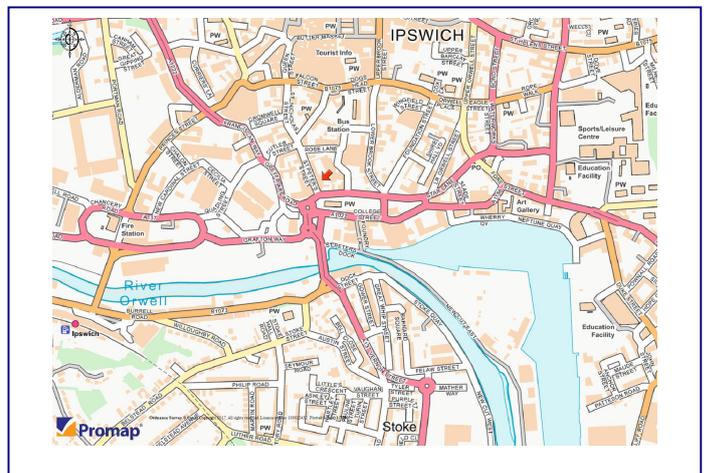
To be advised. All rents, prices and premiums are stated exclusive of VAT under the Finance Act 1989. Accordingly, interested parties are advised to consult their professional advisers as to their liabilities, if any, in this direction.

Viewing

To view or for further information, please contact the agents:

Robin Cousins at Penn Commercial,
Suite C Orwell House, Fox's Marina, The Strand,
Wherstead, Ipswich, Suffolk IP2 8NJ.
Tel: 01473 211933. Fax: 01473 682266.
Email: Robin@penncommercial.co.uk

Subject to Contract



NOTICES RELATING TO PROPERTY MISREPRESENTATION, PROPERTY MISDESCRIPTIONS & FINANCIAL SERVICES ACTS

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