

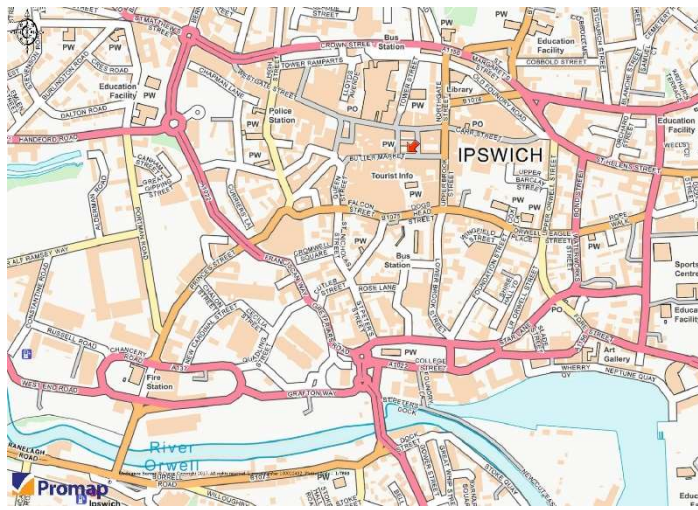


PRIME RETAIL UNIT IN TOWN CENTRE LOCATION 33 Buttermarket, Ipswich, IP1 1BH

- **Prominent town centre location**
- **Adjacent to Joules, The Edinburgh Wooden Mill, Lakeland Limited**
- **Close to public car parks, close to Buttermarket Shopping Centre**
- **Would suit other uses S.T.P.P**
- **835 sq ft (77.6 sq m) – Year one rent only £13,000 p.a.x.**

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penncommercial.co.uk





LOCATION

Ipswich is the administrative and county town of Suffolk with a resident population of 130,000 and a retail catchment population of approximately 300,000. 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

The premises are situated in a prominent position on The Buttermarket, one of Ipswich's main pedestrianised shopping streets, close to the Buttermarket Shopping Centre with its recently refurbished food court and large carpark.

DESCRIPTION

The shop has an aluminium shop front, long shop window and single opening door. The sales area is 286 sq ft. with a 4.6 m frontage. The premises would suit many uses.

ACCOMMODATION (all areas are approximate)

Ground Floor	26.6 sq m	286 sq ft
First Floor	15.5 sq m	166 sq ft
Second Floor	23 sq m	247 sq ft
Basement	12.5 sq m	134 sq ft
Total Floor Area	77.6 sq m	835 sq ft

PLANNING

The property currently has consent for retail use. Would suit other uses S.T.P.P. all interested parties should contact Ipswich Borough Council on 01473 433200.

LEGAL COSTS

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

BUSINESS RATES

We understand the rateable value should be in the region of £13,000.

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

SERVICES

We understand that mains electricity and water are connected to the property. NB: None of the services have been tested and it is the responsibility of the proposed purchaser to satisfy themselves as to their operation/condition including IT and telecommunication links.

TERMS & TENURE

The premises are available to let for a term of years to be agreed. Incentivised rent available in year one £13,000, year two £14,000 and year three £15,000.

ENERGY PERFORMANCE CERTIFICATE

A copy of the EPC has been requested

VAT

To be advised.

VIEWING

To view or for further information, please contact:

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

01473 211933

Subject to contract

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