



PRIME CORNER PROPERTY IN TOWN CENTRE LOCATION
1 Westgate Street/2-6 Cornhill & 3 Westgate Street,
Ipswich IP1 1DD

- **Prominent town centre location opposite Debenhams**
- **High footfall pedestrianised area, fully glazed return frontage**
- **Upper parts suitable for residential conversion s.t.p.p.**
- **For Sale Freehold O.I.R.O. £2M stc, with vacant possession**

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2021
Winner
On-Demand Rankings
County | Suffolk
2021 WINNER
MOST ACTIVE AGENT SUFFOLK

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 prominently located on the corner of Westgate Street and the newly refurbished Cornhill in Ipswich town centre. Immediately opposite is the Debenhams department store and the Sailmakers Shopping Centre is close by. Nearby retailers include M&S, Primark, WH Smith, H Samuel Jeweller, Holland & Barrett and Boots.

DESCRIPTION

The property comprises a substantial retail premises with a return frontage to both Cornhill and Westgate Street. The property is currently configured as two retail units, with the larger unit including two upper floors and a basement. The premises may be suitable for alternative uses, and possible conversion of the upper parts to residential use s.t.p.p.

ACCOMMODATION (all areas are approximate)

1 Westgate Street/2-6 Cornhill

Gross Frontage	6.00 m	19'08"
Splay Frontage	4.90 m	16'00"
Return Frontage	11.80 m	38'07"
Internal Width (max)	9.25 m	30'04"
Shop Depth	17.00 m	55'09"
Ground Floor	157.55 sq m	1,696 sq ft
Basement Storage	185.33 sq m	1,995 sq ft
First Floor	351.00 sq m	3,778 sq ft
Second Floor	164.24 sq m	1,768 sq ft

3 Westgate Street

Net Frontage	7.90 m	26'00"
Internal Width (max)	9.45 m	31'00"
Built Depth	18.75 m	61'06"
Ground Floor	170.09 sq m	1,831 sq ft

PLANNING

The property currently has consent for retail use. May suit alternative uses S.T.P.P. All interested parties should contact Ipswich Borough Council on 01473 432000.

LEGAL COSTS

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

BUSINESS RATES

Rateable Value £247,000 (for the whole property). To be separately assessed for the ground floor only. 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 tenant to satisfy themselves as to their operation/condition including IT and telecommunication links. Service charge to be confirmed.

TERMS

The premises are available for sale freehold oiro £2M stc and with vacant possession.

ENERGY PERFORMANCE CERTIFICATE

A full copy of the EPC is available upon request, reference number 0330-0932-1319-2423-3006, rating D94.

VAT

To be advised.

VIEWING

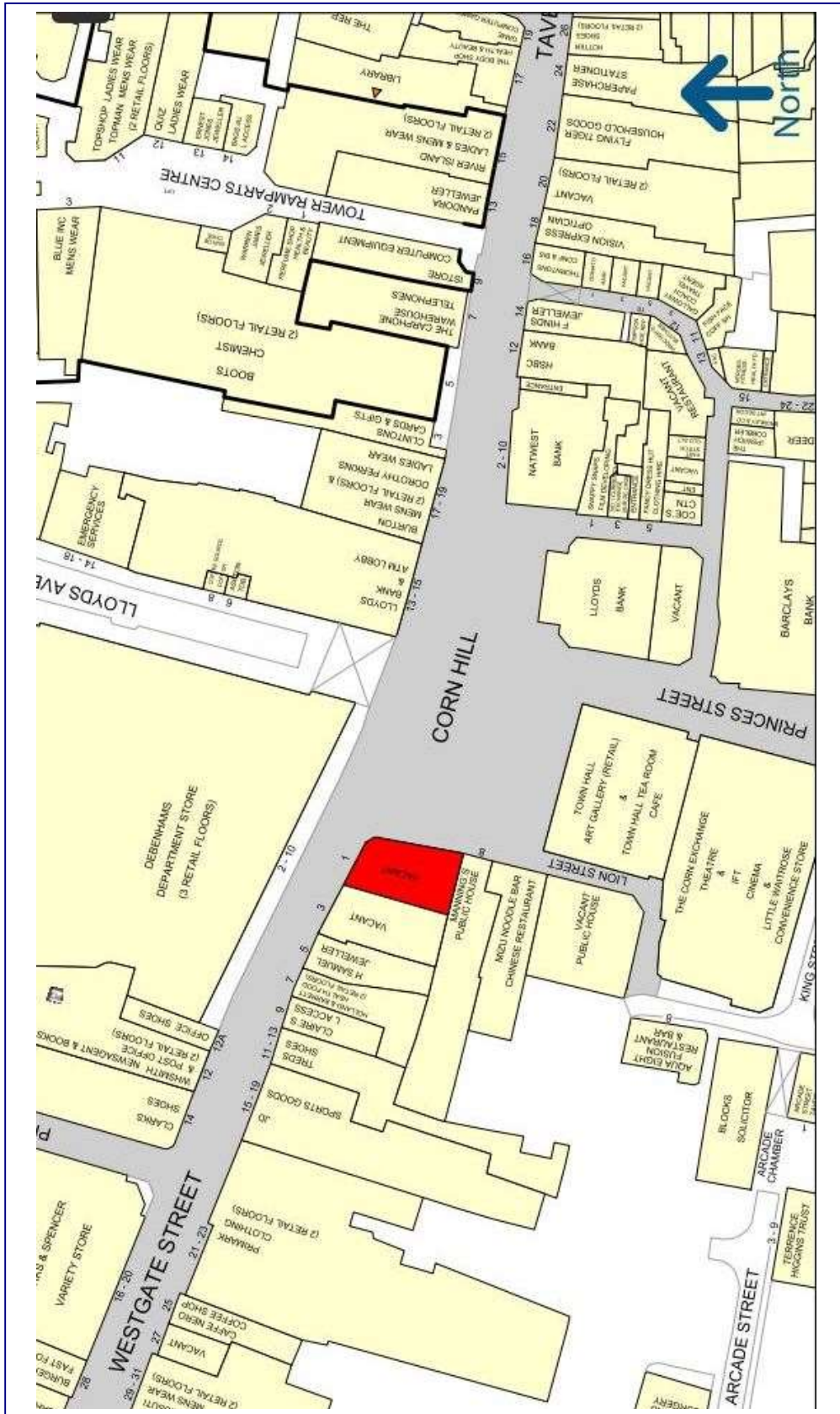
To view or for further information, please contact:

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Subject to contract





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