

TO LET - Town Centre Retail Premises



27 Westgate Street, Ipswich, Suffolk IP1 3DR

To let on new lease - £45,000 per annum exclusive

- Approx. 272.79 sq m (2,936 sq ft) NIA
- Retail premises arranged over ground, first, second and third floors and basement
- Prime town centre location close to Tessuti, Caffè Nero, Marks & Spencer, Clarks, WH Smith, Primark, JD Sports and Greggs
- Would suit various uses, s.t.p.p.

Accommodation (all areas are approximate)

Ground Floor Area	104.61 sq m	1,126 sq ft
First Floor Area	50.92 sq m	548 sq ft
Second Floor Area	45.16 sq m	486 sq ft
Third Floor Area	38.65 sq m	416 sq ft
Basement Area	33.45 sq m	360 sq ft
Total Floor Area (NI)	272.79 sq m	2,936 sq ft

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 property is situated in a prime position on the pedestrianised Westgate Street in Ipswich town centre, close to Tessuti, Caffè Nero, Marks & Spencer, Clarks, WH Smith, Primark, JD Sports and Greggs.

There is easy access to all town centre amenities.

Description

The property comprises a retail premises arranged over ground, first, second and third floors, and basement, with WCs and staff facilities.

The premises would be suitable for various uses, subject to planning.

Planning

The property currently has E(a) retail consent. All interested parties should contact Ipswich Borough Council on 01473 433200.

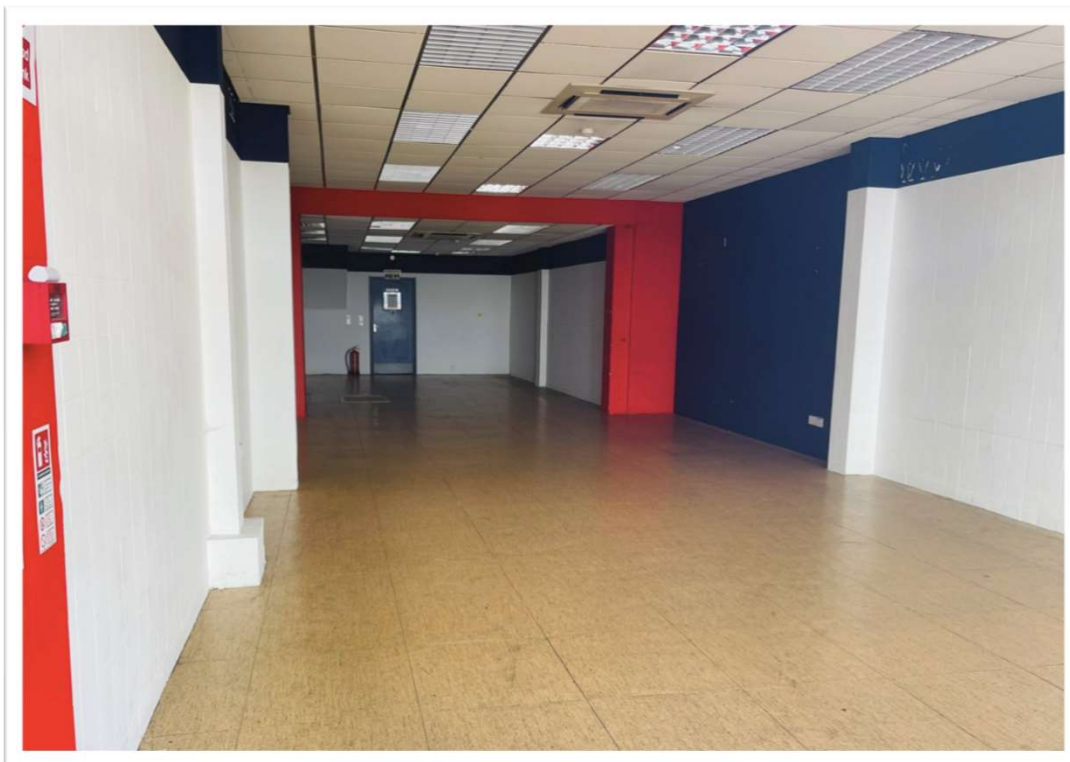
Legal costs

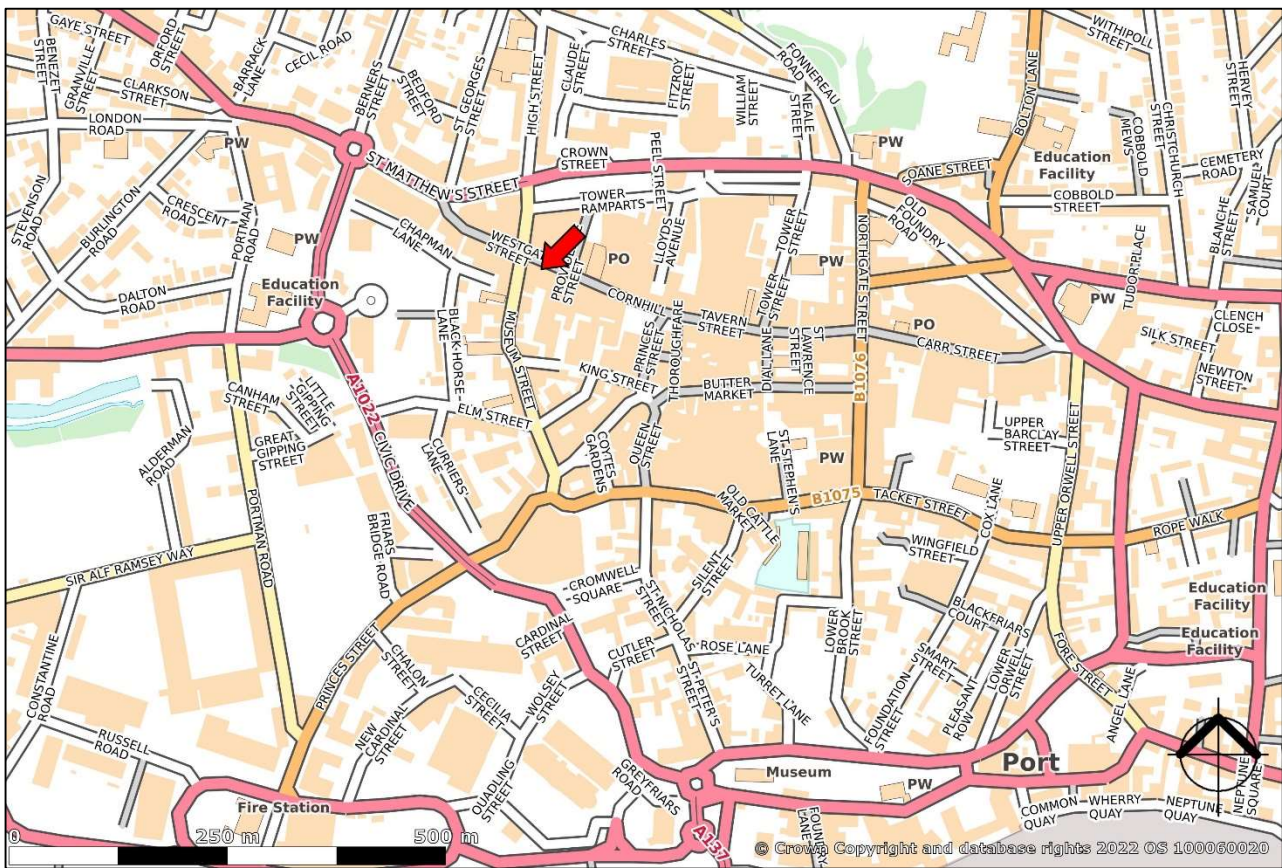
Each party to bear responsibility for their own legal costs incurred in this transaction.

Business rates

Rateable Value £40,250.

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





Services & Service Charge

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 telecommunications links. Service charge to be confirmed.

Energy Performance Certificate

A full copy of the EPC is available upon request, reference 9197-3069-0240-0100-0671, rating E124.

Viewing

Strictly by prior appointment with sole agents Penn Commercial on:



Suite C, Orwell House,
The Strand, Wherstead,
Ipswich IP2 8NJ

01473 211933

vanessa@penncommercial.co.uk
penncommercial.co.uk

Terms & Tenure

The premises are available to let upon a new full repairing and insuring lease, for a term of years to be agreed, at a commencing annual rental of £45,000 per annum exclusive.

VAT

To be confirmed.



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