

## TO LET – Prime Town Centre Ground Floor Retail Premises



**49 Buttermarket, Ipswich, Suffolk IP1 1BJ**

**Available on new lease terms, £16,000 per annum exclusive**

- **Approx 71.83 sq m (773 sq ft)**
- High-footfall pedestrianised town centre area
- Close to car parks
- Glazed frontage
- New lease £16,000 per annum exclusive
- Suits many uses, subject to planning permission



**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 situated in the Buttermarket, in the prime retail area of Ipswich. Nearby occupiers include Costa Coffee, Waterstones, Caffè Nero, Joules, Fatface and White Stuff.

## Description

The property comprises a ground-floor lock-up shop, with centre door and glazed frontage. The property would suit many uses, subject to planning permission.

There are several public car parks nearby, including the Council-run Crown multi-storey car park, and at two privately-run pay-and-display car parks, within a two-minute walk.

## Planning

The property currently has consent for Class E use. The property would suit other uses, subject to planning permission. 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

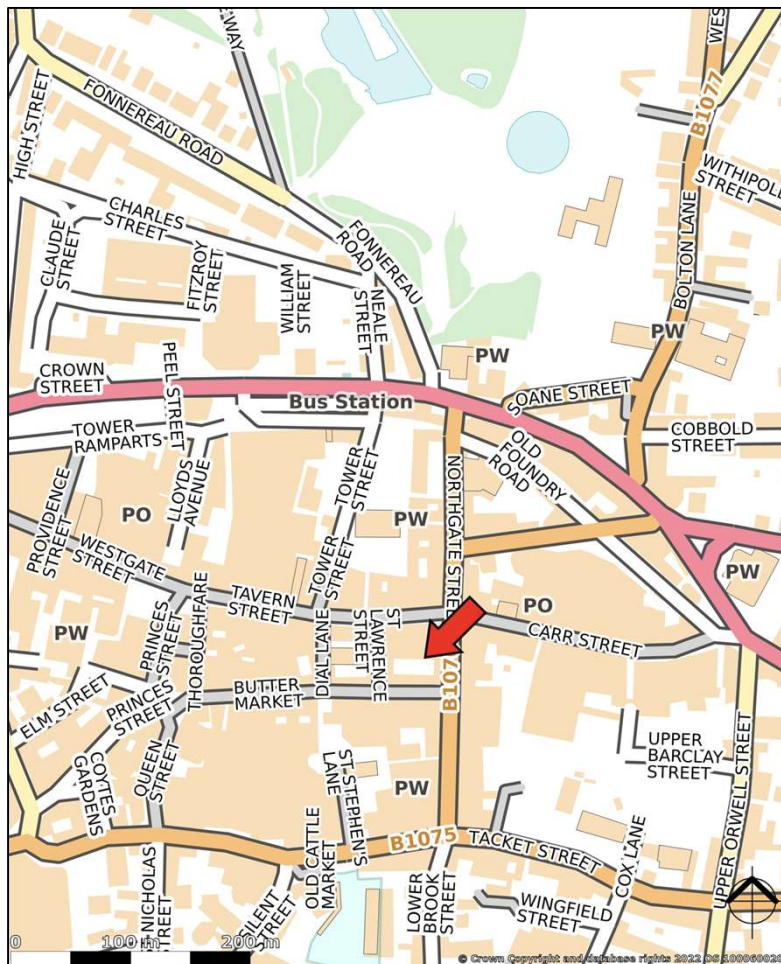
Rateable Value £10,500.

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

## Accommodation (all areas are approximate)

<b>Shop Area</b>	71.83 sq m	773 sq ft
<b>Shop Depth</b>	3.96m	13 ft





## 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 number 0410-0935-4999-6493-1006, rating D91, valid until 14<sup>th</sup> July 2025.

## Viewing

Strictly by prior appointment with sole agents Penn Commercial on:



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

**01473 211933**

[rachael@penncommercial.co.uk](mailto:rachael@penncommercial.co.uk)

[penncommercial.co.uk](http://penncommercial.co.uk)

## Terms & Tenure

The premises are available to let on a new lease, for a term to be agreed, at a commencing rental of £16,000 per annum exclusive.

We understand that there may be a contribution towards the Ipswich Town Centre Business Improvement District ('BID'). All interested parties are advised to make their own enquiries.

## VAT

VAT is not applicable.



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