

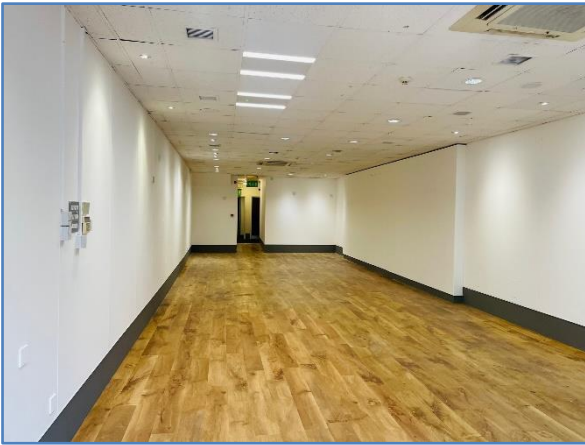
Retail Ground Floor Town Centre Retail Premises To Let



35 Carr Street, Ipswich, IP4 1HA

Approx. 234.20 sq m (2,521 sq ft)

- **Former betting shop in prominent town centre location**
- **Close to public car parks**
- **Ground floor retail premises, would suit other uses s.t.p.p.**
- **Nearby occupiers include Sports Direct, B&M, Poundland, Costa, Santander, and numerous independent retailers/cafes.**
- **Available immediately**
- **Commencing rental of £30,000 PAX**



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 occupy a prominent position on the north side of Carr Street, close to the junction with Upper Brook Street and Northgate Street. Nearby traders include The Entertainer, Milletts, Poundland, B&M, Specsavers, Costa and Santander Bank.

Description

The property comprises a ground floor retail unit with glazed frontage, wooden flooring, air conditioning, fluorescent and recessed/spot lighting, kitchen, and WCs. There is a store room to the rear of the property that allows loading through Great Colman Street. The unit was previously occupied by Ladbrokes as a betting shop, and would suit a variety of uses subject to planning. There are public NCP car parks nearby.

Planning

The property currently has consent for Class E/sui generis (betting shop) use. 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 £27,250. Estimated rates payable approx. £13,500. All interested parties should contact Ipswich Borough Council on 01473 433851.

Terms & Tenure

The premises are available on a new lease, for a term of years to be agreed, at a commencing rental of £30,000 per annum exclusive.

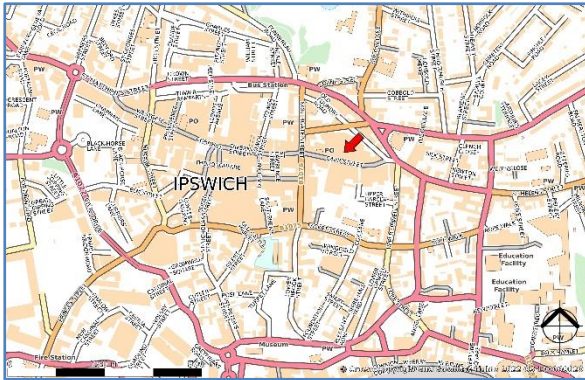
VAT

VAT is applicable.

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. There is a service charge of approx. £4,650 per annum.

We understand this property is within the Business Improvement District and may be liable to pay the levy. Further information via www.ipswichcentral.com



Accommodation (all sizes are approximate)

Total Area	234.20 Sq M	2,521 Sq Ft
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Energy Performance Certificate

Rating C66, Certificate 0770-0537-3909-3797-0006, valid until March 2023.

Viewing

Strictly by prior appointment with Penn Commercial:

Penn Commercial
Ipswich
Robin Cousins
01473 211933
robin@penncommercial.co.uk

