

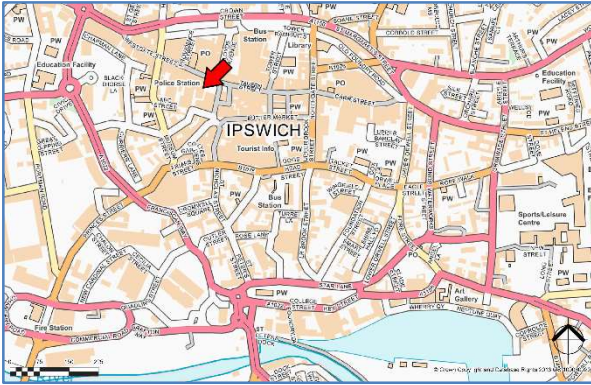
## Pub/Bar/Restaurant Town Centre Class E Commercial Unit To Let



### **The Golden Lion, 10 Cornhill, Ipswich, IP1 1DB** **Approx. 462.82 sq m (4,982 sq ft)**

- **Grade II Listed Building in prime town centre location adjacent to Town Hall**
- **On the recently refurbished Cornhill (public space providing events including outdoor cinema, art installations, celebrations, Christmas tree, market days)**
  - **Nearby operators include The Botanist, the Three Wise Monkeys, Honey & Harvey, Starbucks, Costa, Moloko, The Arcade Bar, Ipswich Film Theatre**
- **Close to Barclays, NatWest and Lloyds**
- **Substantial trading accommodation, external beer terrace area**
- **Seating areas for circa 124 covers**
- **To let on new lease terms, rent upon application**

The Cornhill facing east showing The Botanist and the High Street



## 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 the heart of the town centre on the Cornhill, and immediately adjacent to the Town Hall and Corn Exchange Theatre. Nearby occupiers include Barclays, NatWest and Lloyds Banks.

## Description

The property comprises a substantial Grade II Listed building which was originally built as a hotel providing accommodation on basement, ground and first floor levels. Externally there is a beer terrace area that runs alongside the side of the Town Hall. The ground floor is served by a central horseshoe bar that covers multiple seating areas for circa 124 covers. Customer WC's are strategically located at the back, but within a reasonable proximity to the bar. The catering kitchen is a reasonable walk from the main seating area, and provides separate access and loading, and is separate and insulated from all customer areas. There is a cellar and storerooms in the basement. There is a first floor area that was formerly occupied by the pub manager. The property is in poor decorative condition and requires some degree of refurbishment.

## Planning

The property currently has consent for Class E 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.

## Terms & Tenure

The premises are available on a new full repairing and insuring lease, for a term of years to be agreed, rent upon application.

## VAT

To be advised.

## 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.

## Accommodation (all sizes are approximate)

<b>GF Ancillary</b>	412.19 sq m	4,437 sq ft
<b>Basement Ancillary</b>	50.63 sq m	545 sq ft
<b>FF Manager's Flat</b>		
<b>Total Area</b>	<b>462.82 sq m</b>	<b>4,982 sq ft</b>

## Energy Performance Certificate

Rating G163, Certificate 9124-3086-0262-0100-2221, valid until July 2026. A new EPC will be required.

## Business Rates

Rateable Value £86,500. We understand that eligible businesses may receive a discount on their business rates. All interested parties should contact Ipswich Borough Council on 01473 433851.

## Viewing

Strictly by prior appointment with Penn Commercial:

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

