

Class E Retail Premises

To Let – Ground Floor commercial premises

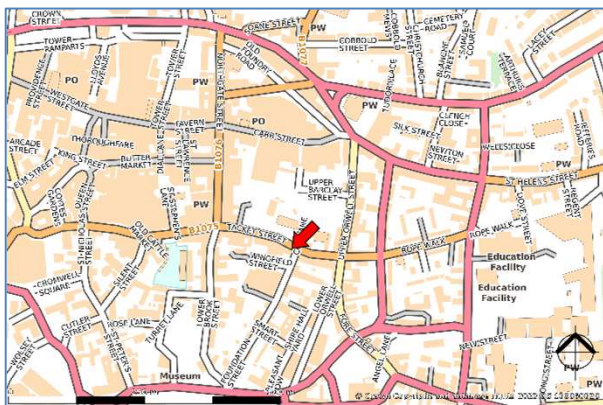
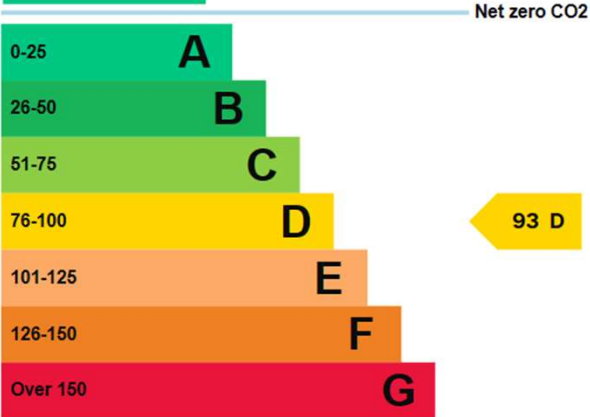


42A Tacket Street, Ipswich, IP4 1BA

Approx. 34.1 sq m (366 sq ft) on one floor

- **Self-contained retail premises including WC and kitchenette**
- **Secure access/car park to the rear of the property**
- **One car parking space to be included within the lease**
- **To Let on new lease terms at a rent of £7,500 pax**
- **Available immediately**

Under 0 **A+**



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 conveniently situated between the educational facilities of the town, Ipswich Waterfront, and Ipswich Town Centre. The property is positioned on the junction between Tacket Street and Foundation Street. Nearby occupiers include a beauty salon, hairdressers, convenience stores, independent retailers, escape rooms, serviced offices, and more.

Description

The property forms part of an extension to a Grade II listed property. The shop shares a gated rear car park/loading area with the two neighbouring properties and a residential property upstairs. The shop has most recently been trading as a mobile phone store. There is a front retail area, a rear stock room/workshop area of a similar size, a kitchenette, and a WC. The property benefits from 1 car parking space allocated within the lease and nearby public car parks.

Planning

Use Class E (Office, Retail, Café, etc.). All interested parties should contact Ipswich Borough Council on 01473 433200.

Accommodation

Shop Front	15.5 Sq M	166 Sq Ft
Rear Area	12.5 Sq M	134 Sq Ft
Kitchen	6.15 Sq M	66 Sq Ft
Total	34.1 Sq M	366 Sq Ft

Legal Costs

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

Business Rates

Rateable Value £3,900. We understand eligible businesses may receive small business rates relief and therefore pay no business rates. All interested parties should contact Ipswich Borough Council on 01473 433851.

Energy Performance Certificate

The property has an EPC rating of D93. Further details can be found under certificate number 9152-6743-6150-3267-8444. Valid until March 2032.

Viewing

Strictly by prior appointment with sole agents Penn Commercial on:



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

01473 211933

robin@penncommercial.co.uk
penncommercial.co.uk

Terms & Tenure

The premises are available on a new lease, for a term of years to be agreed, at a commencing rental of £7,500 per annum exclusive.

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.

Service charge to be confirmed.