

To Let Three Storey Grade II Listed Retail Premises



4 St Nicholas Street, Ipswich IP1 1TJ

Total Area Approx 125.20 sq m (1,347 sq ft)

- Prominent town centre retail building, Grade II Listed with feature ceilings, Class E consent
- Former travel agency, would suit a variety of uses i.e. retail, office, café etc
- Town centre location, within walking distance of Westgate Street, Tavern Street and the Waterfront, close to public car parks
- To let on new lease terms at £15,000 per annum exclusive, plus VAT



2021 WINNER
MOST ACTIVE AGENT
SUFFOLK



Accommodation (all areas are approximate)

Frontage	7.87 m	25.82 ft
Ground Floor		
Retail Area	52.9 sq m	569 sq ft
First Floor		
Retail Area	35.60 sq m	383 sq ft
Kitchen	9.40 sq m	101 sq ft
Storage	1.00 sq m	11 sq ft
WC		
Second Floor		
Storage	26.30 sq m	283 sq ft
Total NIA	125.20 sq m	1,347 sq ft

Services & Service Charge

We understand that all mains services are connected to the property. No service charge.

Energy Performance Certificate

A full copy of the EPC is available upon request, reference 9099-0203-7307-5406-5710, rating B45, valid until November 2033.

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 St Nicholas Street, Ipswich which comprises a number of restaurants, cafes and independent retailers and is opposite the Cromwell Square car park. The main town centre is within walking distance via Queen Street to the Cornhill and the main shopping thoroughfares of Westgate Street and Tavern Street. There are public car parks close by and also the Waterfront.

Description

The property comprises a Grade II Listed three storey building. The property is in good decorative order throughout and benefits from a glazed double shopfront, carpeting, storage heaters, fully fitted kitchen with oven and stainless steel sink unit. The second floor has a low ceiling height with timber frame and exposed beams. The property has traded as a travel agency for the last ten years and would suit a variety of Class E uses such as retail, office, café etc.

Planning

The property currently has consent for Class E retail use. All interested parties should contact Ipswich Borough Council on 01473 433200.

Business Rates

Rateable Value £12,750. All interested parties should contact Ipswich Borough Council on 01473 433851.

Terms & Tenure

The premises are available to let, on new full repairing and insuring lease terms, for a term of years to be agreed, at a commencing annual rental of £15,000 per annum exclusive, plus VAT.

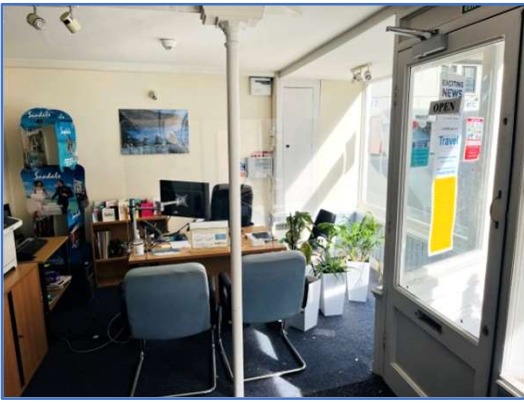
Legal Costs

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

VAT

VAT is applicable.





Viewing

Strictly by prior appointment with the sole agents Penn Commercial on:

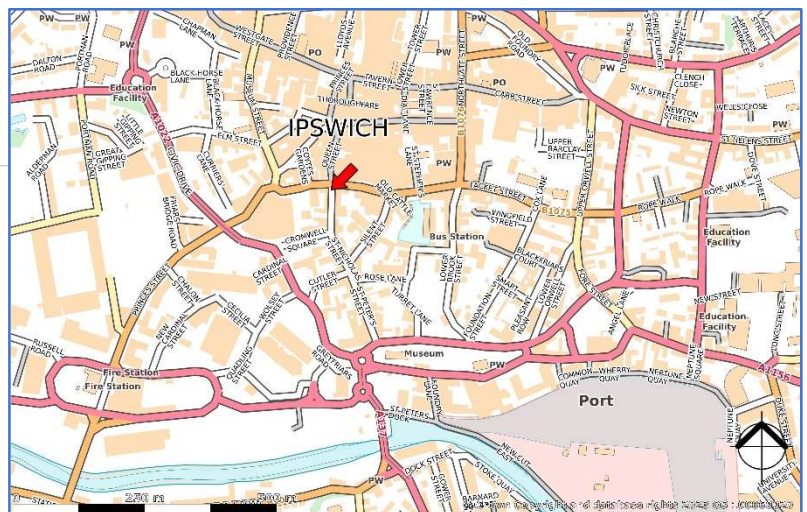


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