

To Let Three Storey Retail Premises, May Suit Restaurant/Bar S.T.P.P.



Sailors Rest, 2 St Peter's Street, Ipswich IP1 1XB

Total Area Approx 190.6 sq m (2,051 sq ft)

- **Prominent town centre retail building, Class E consent**
- **Currently configured as a bespoke hairdressers/beauty salon**
- **Would suit a variety of uses i.e. retail, office, restaurant/bar s.t.p.p.**
- **In good decorative order and tastefully furnished throughout**
- **High-profile location in a desirable shopping and leisure thoroughfare, within walking distance of Westgate Street, Tavern Street and the Waterfront, close to public car parks**
- **To let on new lease terms, o.i.ro. £22,000 per annum exclusive**



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 on St Peter's Street, one of Ipswich's premier independent shopping and leisure streets. With an attractive frontage, it is located within a short walking distance of the main shopping thoroughfares of Westgate Street and Tavern Street. There are public car parks close by and also the Waterfront. Other high-quality premises in the area include Tavernetta Italian Restaurant, the Thomas Wolsey public house, a dental practice, an Italian clothing shop, a café, a florist and two estate agents, as well as several other restaurant premises within the immediate vicinity.

Description

The property comprises a three storey building with a Grade I listed facade. The property is in good decorative order throughout and tastefully furnished. The ground floor benefits from an entrance way lobby to the reception and waiting/seating area, two treatment rooms with their own wash basin and storage cupboard facilities, two hairdressing bays and wash basins, spot lighting, vinyl tiled floor, and air conditioning heating and cooling (not tested). The first floor comprises a purpose-built hair washing area and hair cutting areas, with staff facilities on the second floor, plus an office and boiler. There are WC's on each floor and a small kitchen on the ground floor. There is CCTV which goes to a nearby car park and there are several public car parks close by. The property has traded as a bespoke hairdressers/beauty salon since circa 2004 and would suit a variety of Class E uses such as retail, office, restaurant/bar subject to planning. Fixtures & fittings may be included, to be confirmed.

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 £20,500. 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 rental offers in the region of £22,000 per annum exclusive, with 5 yearly rent reviews. VAT is not applicable.

Legal Costs

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

Accommodation (all areas are approximate)

Ground Floor		
Reception/Entrance	37.5 sq m	404 sq ft
Office	40.5 sq m	436 sq ft
First Floor		
Office 1	79.3 sq m	854 sq ft
Office 2	4.6 sq m	49 sq ft
Second Floor		
Office	11.8 sq m	127 sq ft
Mess/Staffroom	14.9 sq m	160 sq ft
Internal Storage	2 sq m	21 sq ft
Total NIA	190.6 sq m	2,051 sq ft

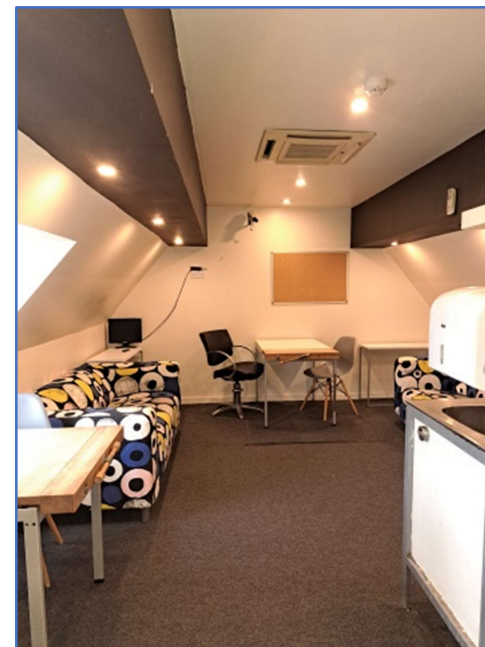
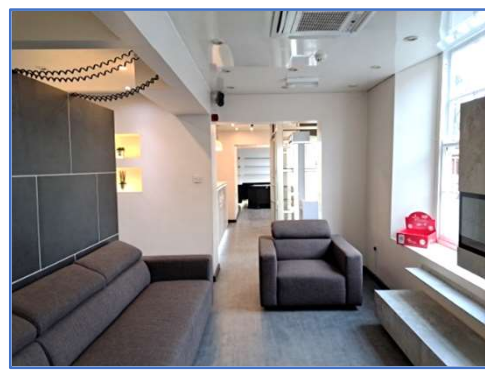
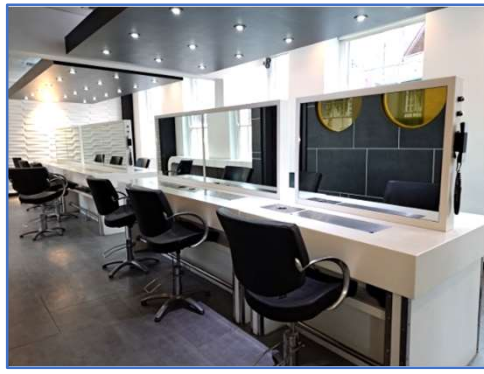
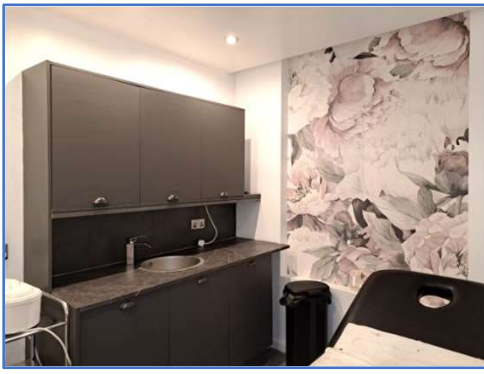
Services & Service Charge

We understand that mains electricity and 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

An EPC will be commissioned and should be available shortly.





Viewing

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



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

01473 211933

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