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commercial

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Class E Retail / Office / Café

TO LET: Attractive town centre retail / office / café premises, recently refurbished – with parking



2 Crown & Anchor Mews, Tower Ramparts, Ipswich, Suffolk IP1 3DJ

- Two-storey Listed premises, situated within an attractive courtyard mews development
- Close to Westgate Street and Cornhill, with Marks & Spencer, Primark, WH Smith, Clarks, JD Sports, Starbucks, The Botanist and others nearby
- Two allocated car parking spaces or potential for outside seating
- Would suit other commercial uses, such as an office, retail (e.g. beauty salon) and café
- To let at a rental £15,000 per annum exclusive, plus VAT
- **Total floor area approx. 97.7 sq m (1,051 sq ft)**



2021 WINNER
MOST ACTIVE AGENT
SUFFOLK



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, 27 miles south of Bury St Edmunds 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 at Tower Ramparts, within an attractive courtyard mews development, known as Crown & Anchor Mews. There is access via Providence Street to the main retail thoroughfare of Westgate Street, where occupiers include Marks & Spencer, Primark, WH Smith, Clarks, JD Sports, Starbucks, The Botanist and many others.

The property is adjacent to the popular Pennikkity Pots Ceramics Café.

Description

This desirable Listed property is arranged over Ground and First floors, with a number of small rooms and open plan areas, plus a kitchen and WC facilities. Externally, there are two allocated car parking spaces or the potential for outside seating, to the front of the premises.

The property has recently undergone extensive internal and external redecoration.

Planning

We believe that the property currently has Class E use consent. The premises would suit other commercial uses, such as an office, retail (e.g. beauty salon) and café.

All interested parties should contact Ipswich Borough Council on 01473 433200.

Legal Costs

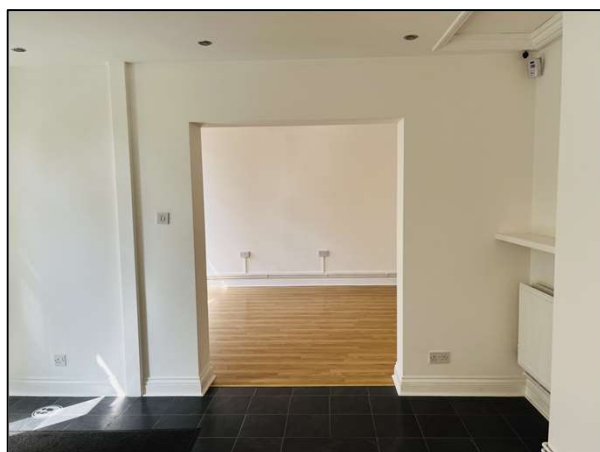
Each party to bear responsibility for their own legal costs incurred in this transaction.

Business Rates

Rateable Value £7,000.

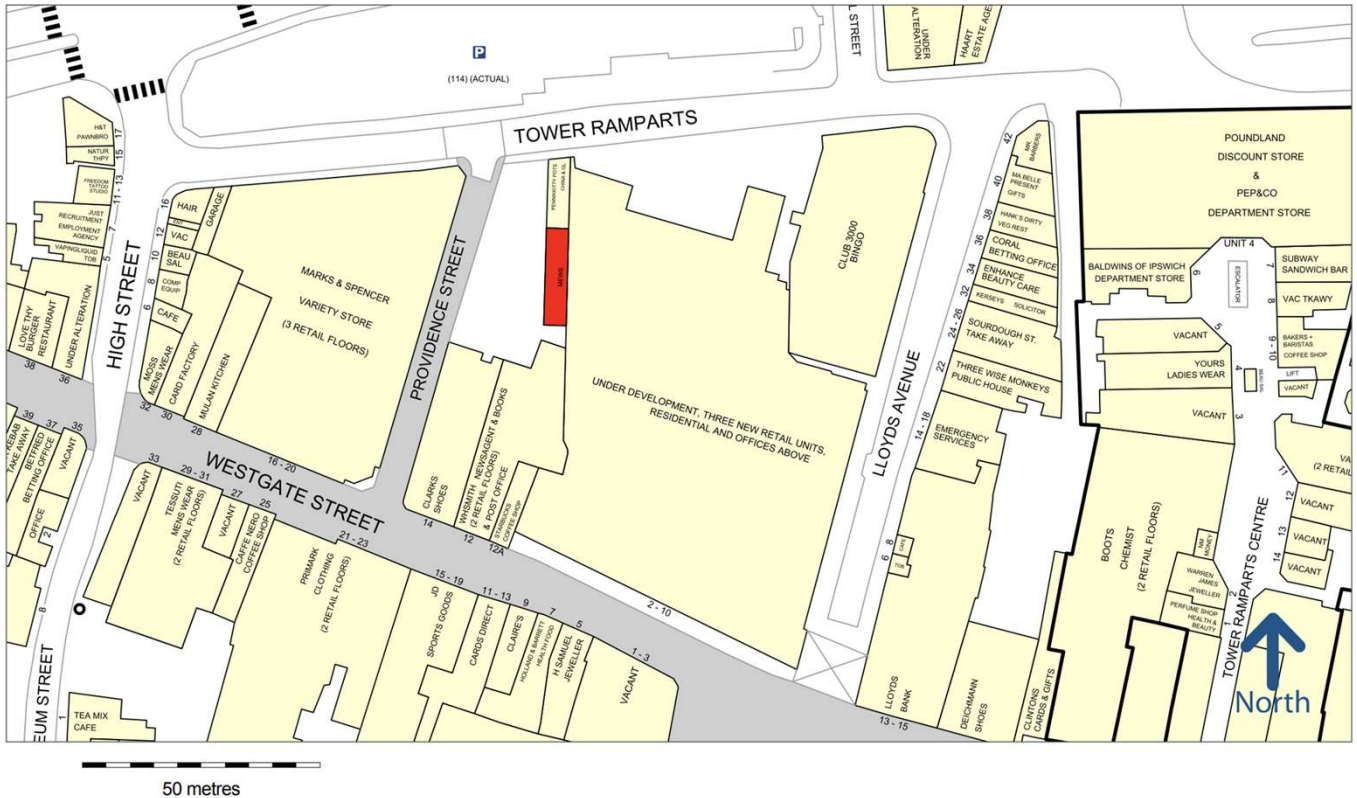
All interested parties should contact Ipswich Borough Council on 01473 433851.

Accommodation (all areas are approximate)



Ground Floor		
Reception/Entrance	6.6 sq m	71 sq ft
Office/Retail/Salon Area	51.4 sq m	553 sq ft
Kitchen	2.7 sq m	29 sq ft
Internal Storage	2.0 sq m	22 sq ft
WC		
Total Ground Floor Area	62.7 sq m	675 sq ft
First Floor		
Office Space	34 sq m	366 sq ft
Internal Storage	1.0 sq m	10 sq ft
Total First Floor Area	35 sq m	376 sq ft
Total Overall Floor Area	97.7 sq m	1,051 sq ft





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 and condition, including IT and telecommunications links.

The Service Charge Budget charge applicable for the calendar year 2023 is £1,567, plus VAT (payable quarterly in advance).

Energy Performance Certificate

Rating 82D, certificate 0010-3132-9002-0471-9202, valid until 12th December 2032.

Viewing

Strictly by prior appointment with sole agents Penn Commercial on:



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

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Terms & Tenure

The premises are available to let on a Full Repairing and Insuring lease, for a term of years to be agreed, at a commencing rental of £15,000 per annum exclusive, plus VAT.

On this Estate, the Landlord carries out all external repair and maintenance and the costs are recovered via a Service Charge, payable quarterly in advance.

VAT

VAT is applicable.



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