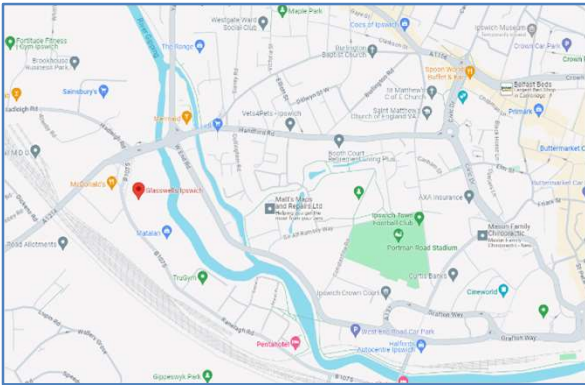


First Floor Retail Concession Space To Let



Glasswells, Orwell Retail Park, Ranelagh Road, Ipswich, IP2 0AQ
Approx. 83.61 sq m (900 sq ft)

- Retail concession space within prominent Ipswich home department store
- Ample onsite free car parking, onsite restaurant The Place to Eat
- Former fitted bedroom concession, would suit similar showroom type uses
- Nearby occupiers include Wickes, Pets at Home and Matalan
- Located off the A14 at Junction 54, just 1.4 miles from Ipswich rail station and with easy access to the town centre, Christchurch Park and Waterfront
- **To let on new lease, rent upon application, plus VAT**



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

Glasswells in Ipswich is located off the A14 at Junction 54, easily accessed via the A12, on the Orwell Retail Park, Ranelagh Road. Ipswich Railway Station is only 1.4 miles from the property and several bus routes also run past the premises. There is easy access to the town centre, Christchurch Park and the Waterfront which is just 1.5 miles away. Nearby occupiers include Wickes, Pets at Home and Matalan.

Description

The property is situated within the Glasswells home department store and comprises a first floor retail concession space, which was previously occupied by a fitted bedrooms company and would be suitable for similar showroom type uses. There is ample free car parking and onsite restaurant, The Place to Eat. Trading hours are Monday-Saturday 10.00am-6.00pm and Sunday 10.30am-4.30pm.

Planning

The property currently has consent for Class E use/bulky goods with ancillary other space. 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.

Business Rates

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

Accommodation (all sizes are approximate)

Total Area	83.61 sq m	900 sq ft
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Energy Performance Certificate

The whole premises has an EPC Rating of C63, Certificate 0040-0934-6239-0220-2096, valid until November 2024.

Viewing

Strictly by prior appointment with Penn Commercial:

Penn Commercial
Ipswich

Vanessa Penn

01473 211933

vanessa@penncommercial.co.uk



Terms & Tenure

The premises are available to let upon a new lease, for a term of years to be agreed, rent upon application.

VAT

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.