

## FOR SALE FREEHOLD: PROMINENT TOWN CENTRE RETAIL PREMISES



**26-28 Queen Street, Ipswich, Suffolk IP1 1SS**

**Approx. 145.23 sq m (1,563 sq ft)**

- Prominent town centre location
- Has consent for restaurant/hot food takeaway use, would suit a variety of uses, S.T.P.P.
- The unit is held on a lease to Subway Realty Limited, expiring in November 2024, at a rental of £23,000 per annum exclusive

**For sale freehold o.i.r.o. £250,000 plus VAT**



**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 350,000.

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 premises are situated in Queen Street, a high-footfall area close to the main thoroughfares of Westgate Street and Tavern Street, with a number of national retailers, cafes and restaurants nearby.

St Nicholas Street car park is close by, along with the Buttermarket Shopping Centre. All the town's main amenities are within easy walking distance.

## Description

The property comprises a mid-terraced shop, with upper parts.

Subway occupies the premises as the current tenant, with a lease until November 2024, at a rental of £23,000 per annum exclusive.

The shop has air conditioning throughout. There are WCs on each floor and two offices on the first floor.

## Accommodation

<b>Ground Floor Area</b>	99.73 sq m	1,073 sq ft
<b>First Floor Area</b>	45.5 sq m	490 sq ft
<b>Total Floor Area</b>	<b>145.23 sq m</b>	<b>1,563 sq ft</b>

## Planning

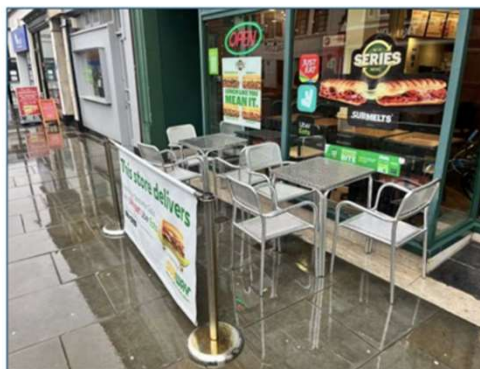
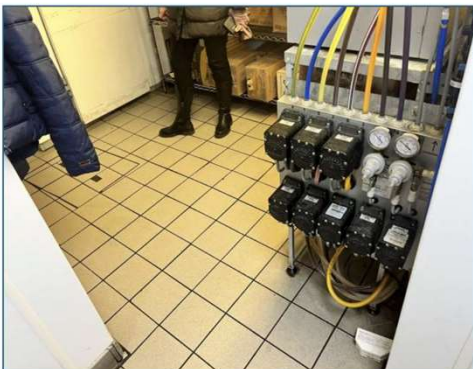
The property has consent for restaurant/hot food takeaway use under Class E of the planning use classes act and would suit other uses subject to planning. All interested parties should contact Ipswich Borough Council on 01473 433200.

## Legal Costs

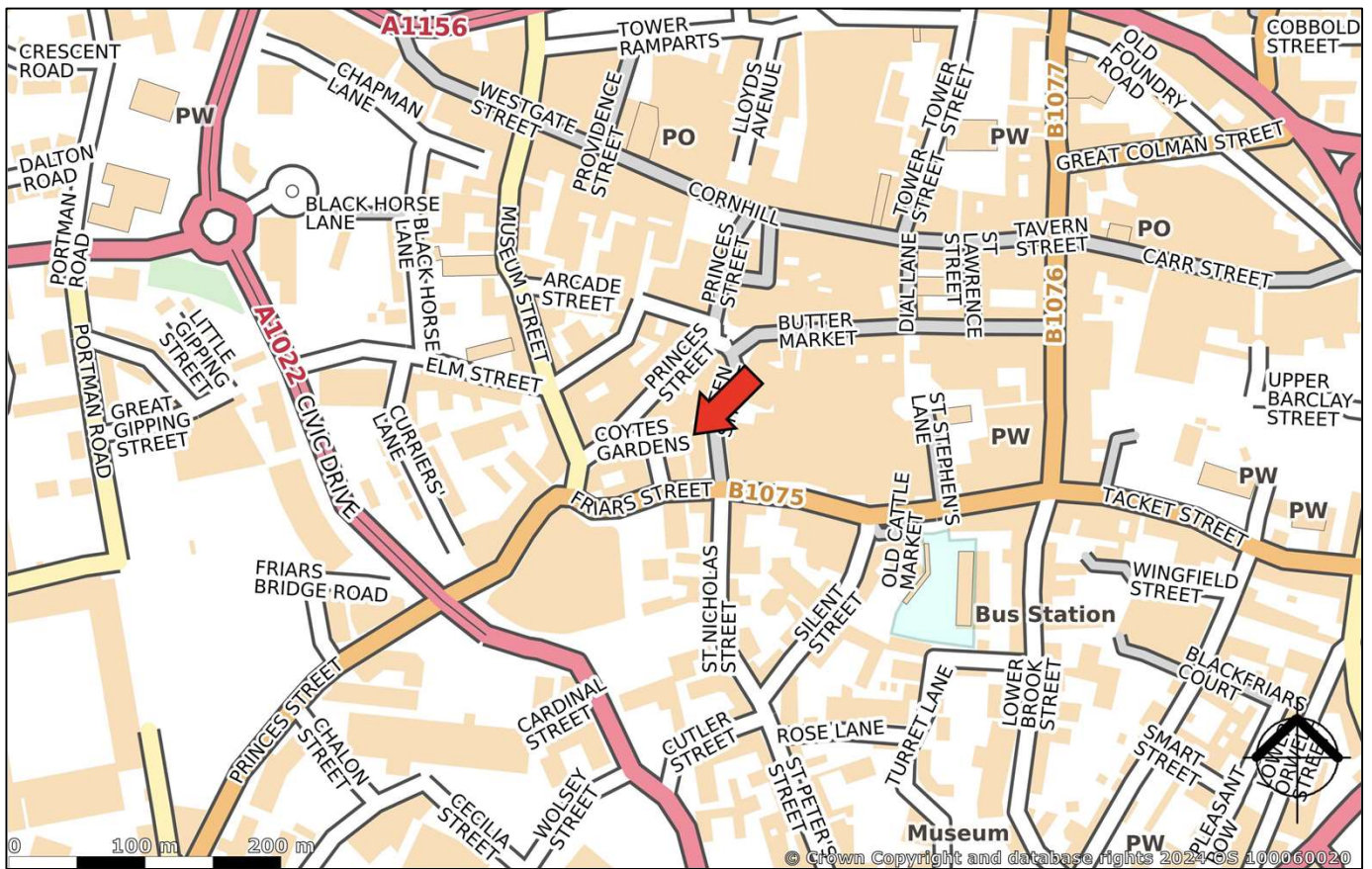
Each party to bear their own costs incurred in this transaction.

## Business Rates

Rateable Value: £16,500. All interested parties should contact Ipswich Borough Council on 01473 433851.







## 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 purchaser to satisfy themselves as to their operation and condition, including IT and telecommunications links.

## Energy Performance Certificate

The property has an EPC rating of E115, valid until February 2026. Reference: 0240-0236-8429-5392-3006.

## Viewing

Strictly by prior appointment with sole agents Penn Commercial.



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

**01473 211933**

[vanessa@penncommercial.co.uk](mailto:vanessa@penncommercial.co.uk)  
[penncommercial.co.uk](http://penncommercial.co.uk)

## Terms & Tenure

For sale freehold o.i.r.o. £250,000.

The unit is held on a lease to Subway Realty Limited, expiring in November 2024 at a rental of £23,000 per annum exclusive.

## VAT

VAT is applicable.



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