

Class E Retail / Office / Café

TO LET: Town Centre Class E Retail Premises



1 St Nicholas Street, Ipswich, Suffolk IP1 1TJ

Total Area Approx. 42.21 sq m (454 sq ft)

- **Prominent town centre retail building, in a Conservation Area**
- **Flexible, Class E consent**
- **Town centre location, within walking distance of the popular Waterfront**
- **Close to public car parks**
- **To let on new lease at £9,750 per annum exclusive**



2021 WINNER
MOST ACTIVE AGENT
SUFFOLK

Accommodation (all areas are approximate)

Frontage	3.491 m	11.45 ft
Total Floor Area	42.21 sq m	454 sq ft

Services & Service Charge

We understand that mains electricity and water are connected to the property. There is no gas supply.

Energy Performance Certificate

A full copy of the EPC is available upon request, reference 0420-0938-5679-36214-8006, rating C69, valid until 23rd April 2028.

Legal Costs

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

VAT

Not applicable.



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 Waterfront and main town centre are within walking distance and there are public car parks close by.

Description

The property comprises a town centre retail building in a Conservation Area.

The area to let is in good decorative order throughout. It benefits from a glazed shopfront, with air conditioning.

The property 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 £14,750. This is a combined assessment with No. 3 next door. The subject property would need to be separately assessed. All interested parties should contact Ipswich Borough Council on 01473 433851.

Terms & Tenure

The premises are available to let, on new lease terms, for a term of years to be agreed, at a rental of £9,750 per annum exclusive.

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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