

## **Class E/Restaurant Town Centre Four Storey Restaurant Premises To Let**



**Church's Bistro, The White House, Tower Churchyard, Ipswich, IP1 3BW**

**Approx. 187.5 sq m (2,018 sq ft)**

- **Attractive Grade II Listed Building in town centre location close to St Mary Le-Tower church square with attractive facades overlooking the church grounds**
- **Close to the easyHotel and Tavern Street with occupiers such as Body Shop, McDonalds, O2, EE, Lush, Hotel Chocolat and Tesco Express**
- **Lots of historical character, exposed beams, original features, wooden floors, inbuilt bar, extraction and customer WC's. Would suit alternative uses.**
- **Some refurbishment required mainly to the kitchen area and WC's**
- **External terrace area with space for approx. 20 covers**
- **To let on new lease terms, at £30,000 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 in the town centre running parallel to the secondary area of the high street. The property sits on the St Mary Le-Tower church square, with attractive facades overlooking the church grounds. The property is close to the easyHotel on Northgate Street, and Tavern Street with occupiers such as Body Shop, McDonalds, O2, EE, Lush, Hotel Chocolat and Tesco Express.

## Description

The property comprises an attractive Grade II Listed building with lots of historical character, exposed beams, original features, wooden floors, inbuilt bar, extraction, and customer WC's. The premises are arranged over basement, ground, first and second floors. There is some refurbishment required, though this would predominantly be in relation to the kitchen area and WC's. There is no parking and we understand that loading is to be at the end of either alleyway. There is a terrace area with space for approx. 20 covers, or a defined smoking area should the property be used for more night time functions.

## Planning

The property currently has consent for Class E use, - would suit alternative uses including offices, hairdresser, retail, medical etc. 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.

## Terms & Tenure

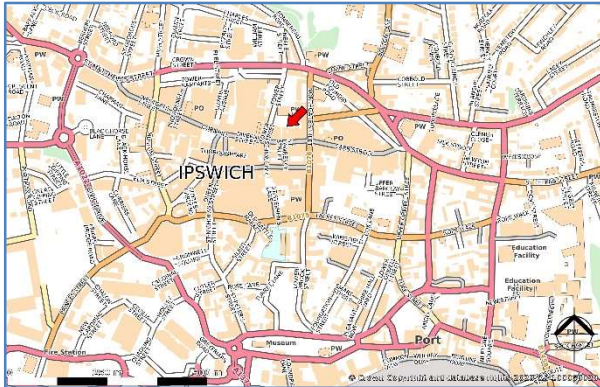
The premises are available on a new full repairing and insuring lease, for a term of years to be agreed, at a rent of £30,000 per annum exclusive.

## VAT

To be advised.

## 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 any IT and telecommunications links. Service charge to be confirmed.



## Accommodation (all sizes are approximate)

<b>Basement</b>	15.6 sq m	167.9 sq ft
<b>Ground Floor</b>	70.3 sq m	756.7 sq ft
<b>FF Trading</b>	41.1 sq m	442.4 sq ft
<b>FF Kitchen</b>	15.6 sq m	167.9 sq ft
<b>FF Storage</b>	8.1 sq m	87.2 sq ft
<b>SF Trading</b>	36.8 sq m	396.1 sq ft
<b>Total Area</b>	<b>187.5 sq m</b>	<b>2,018.2 sq ft</b>

## Energy Performance Certificate

Rating C68, Certificate 0893-2603-7930-4390-6803, valid until November 2028.

## Business Rates

Rateable Value £15,750, this is likely to increase to £17,500 from 1<sup>st</sup> April 2023. All interested parties should contact Ipswich Borough Council on 01473 433851.

## Viewing

Strictly by prior appointment with Penn Commercial:

**Penn Commercial**

**Ipswich**

**Robin Cousins**

**01473 211933**

**robin@penncommercial.co.uk**

