

TO LET 22 Lloyds Avenue, Ipswich, Suffolk IP1 3HD



A view of street montage that has been proposed for Lloyds Avenue.

DESCRIPTION

The premises comprise a mid terrace three storey public house with rear access. The ground floor provides a bar and restaurant/seating area, with dumb waiter to the first floor bar, restaurant and kitchen. The basement provides a large cellar area and there are WC facilities on each floor, plus a function room.

SITUATION

Lloyds Avenue is located on the northern side of Ipswich town centre, in close proximity to the main Cornhill and major shopping thoroughfares of Ipswich. Debenhams is close by and the property is adjacent to Pizza Express. The Sailmakers Shopping Centre adjacent has recently undergone a £4m refurbishment, and the bus station at Tower Ramparts provides for good pedestrian footfall to the town centre.



- Property has had roof refurbished & new windows fitted. Building has been stripped out ready for fitting out.
- Prominent location in Ipswich town centre
- To let £50,000 per annum exclusive

ACCOMMODATION

Property suitable for restaurant, retail etc existing use A3, A4

Ground Floor	1,866 sq ft
First Floor	1,796 sq ft
Second Floor	342 sq ft
Basement	2,482 sq ft

VIEWINGS

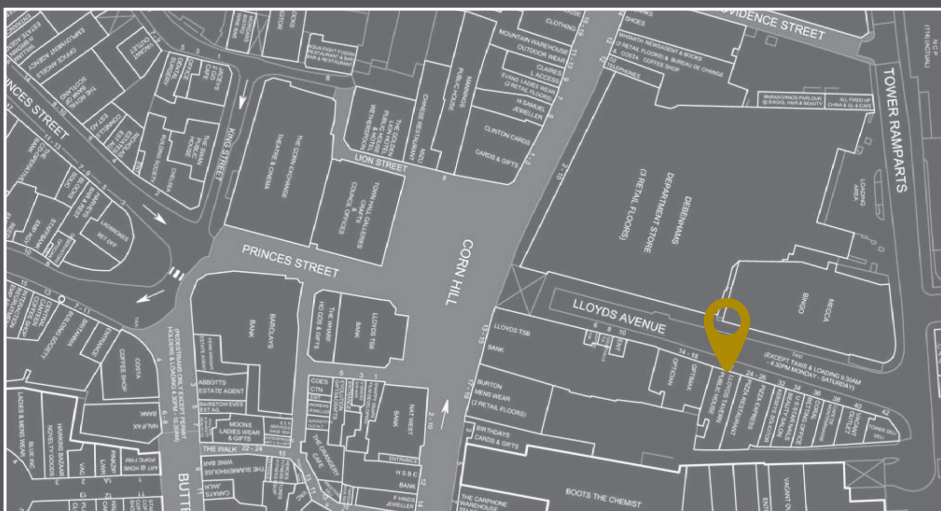
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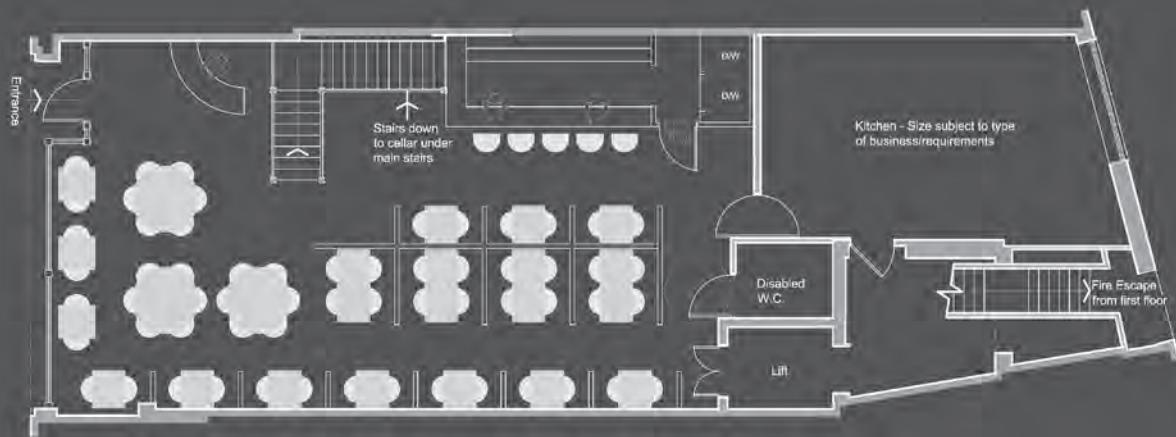
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Subject to Contract

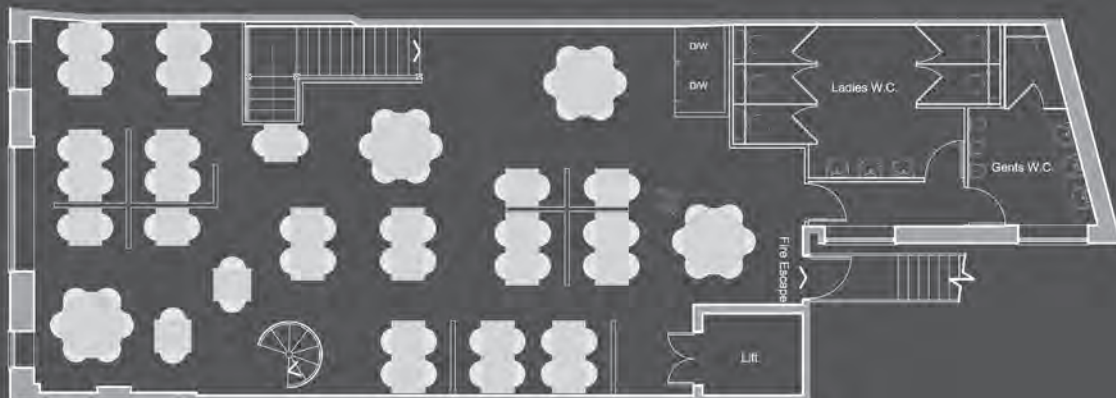


POSSIBLE LAYOUT FOR RESTAURANT USE

GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



FRONT ELEVATION

