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**IPSWICH, SUFFOLK**

**BAR/BISTRO OPPORTUNITY**

**TO LET**

**TOWN CENTRE LOCATION**



**Church’s Bar Bistro**

**Tower Churchyard**

**Off Tavern Street**

**Ipswich**

**Suffolk IP1 3BW**

**LOCATION** Located in Tower Churchyard, just off Tavern Street which is the main shopping thoroughfare of Ipswich Town Centre, Church’s Bar Bistro nestles within the precincts of Ipswich’s main Civic Church, St Mary-Le-Tower.

 A popular venue for Lunch and Dinner, Church’s Bar Bistro’s main ground floor restaurant can accommodate 32 covers, with additional

function rooms on the first and second floors with seating for an additional 50 persons.

The property also benefits from a pleasant front terrace for al-fresco dining during the Summer months.

**FLOOR AREAS:** *(all areas stated are approximate only)* **SQ.M SQ.FT**

Ground floor 63.48 683

 First Floor 42.42 456

 Kitchen 8.06 86

 + Store & Preparation Rooms

 Second Floor 41.33 445

 **TOTAL: 155.29 1,672**

 Separate Male & Female WC’s

**TERMS**: A new full repairing and insuring lease is available for a term of 20 years incorporating 5 yearly rent reviews.

**RENT:** £40,000 per annum exclusive.

**VAT:** VAT is chargeable on the rent.

**BUSINESS RATES:** Rateable Value: £15,750. Rates Payable: £7,764.75

**EPC:**  An Energy Performance certificate is available upon request.

**LEGAL COSTS:** Ingoing tenant to be responsible for the Lessor’s legal costs.

**VIEWING:** Strictly by appointment with *SOLE LETTING AGENTS:-*

 ***HARRIS COMMERCIAL SURVEYORS***

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