

Golden Lion

TOWN CENTRE PUB/RESTAURANT TO LET

THE CORNHILL, IPSWICH: IP1 1DB



Located on The Cornhill in the heart of Ipswich Town Centre, adjacent to the Town Hall and Corn Exchange, this well known pub is now available for lease and offers substantial trading accommodation for a creative operator.

Nearby occupiers include Debenhams, Lloyds Bank, M&S and other High Street Brands.

HARRIS
COMMERCIAL

COMMERCIAL SURVEYORS,
VALUERS & PROPERTY MANAGERS

No.1 Lower Brook Mews
Lower Brook Street
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DESCRIPTION & ACCOMODATION

Substantial building which was originally built as an hotel providing accommodation on basement, ground and first floor levels. Externally there is a beer terrace area.

Ground Floor: Central Bar server along with a variety of seating areas for circa 124 covers. Customer WC's and a catering kitchen are located at this level.

Basement: Cellar and stores.

First Floor: Managers flat which is not currently in use.

FLOOR AREAS - (All floor areas approximate only)

Nearby occupiers include Debenhams, Lloyds Bank, M&S and other High Street Brands.

FLOOR	DESCRIPTION	SQ.M	SQ.FT
Ground	Trading	412	4437
Basement	Trading & Ancilliary	51	545

(Interested parties are advised to check these floor areas which are indicative only and show best estimates under current layout.)

LETTING AGENT

HARRIS COMMERCIAL SURVEYORS
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TERMS

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

RENT

£75,000 per annum exclusive

VAT

VAT is not chargeable on the rent.

BUSINESS RATES

Rateable Value: £86,500.

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 LETTING AGENT