

TO LET PRIME RETAIL UNIT IN TOWN CENTRE LOCATION

APPROX 448.34 SQ M (4,826 SQ FT)



29-31 Carr Street, Ipswich IP4 1HA

- Prominent town centre location,
- High footfall pedestrianised area
- Well configured retail unit adjacent to Sports Direct & Card Factory
- Close to public car parks
- Ground floor sales area and basement ancillary
- Fully glazed wide frontage
- To let £75,000 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 retail unit occupies a prominent position on the north side of Carr Street, in a high footfall location, close to the junction with Upper Brook Street and Northgate Street. Nearby traders include Card Factory, Milletts, The Entertainer, Poundland, B&M, Peacocks, Specsavers, Superdrug, Argos, Sports Direct, and Costa.

Description

The property comprises a well configured retail unit with ground floor sales area and basement ancillary, which benefits from a fully glazed wide frontage onto Carr Street. There are public NCP car parks nearby.

Accommodation (all dimensions approximate)

Ground Floor Sales	317.64 sq m	3,419 sq ft
Basement Ancillary	130.7 sq m	1,407 sq ft
Total Floor Area	448.34 sq m	4,826 sq ft

Services

We understand that mains electricity and water are available.

Business Rates

Rateable Value 2017	Estimated Rates Payable
£44,250	£21,195.75

All interested parties should contact Ipswich Borough Council on 01473 433851.

Planning

We understand that the property currently has A1 retail consent, we would recommend that all interested parties contact Ipswich Borough Council on 01473 432000.

Terms & Tenure

The premises are available to let, on a new effectively full repairing and insuring lease, for a term of years to be agreed, at a commencing rental of £75,000 per annum exclusive. There is a service charge levied on the property, which is currently £9,720.62 per annum.

EPC

A full copy of the EPC is available upon request, reference number 0280-0637-7269-7797-6002, rating C74.

Legal Costs

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

Vat

To be advised. All rents, prices and premiums are stated exclusive of VAT under the Finance Act 1989.

Viewing

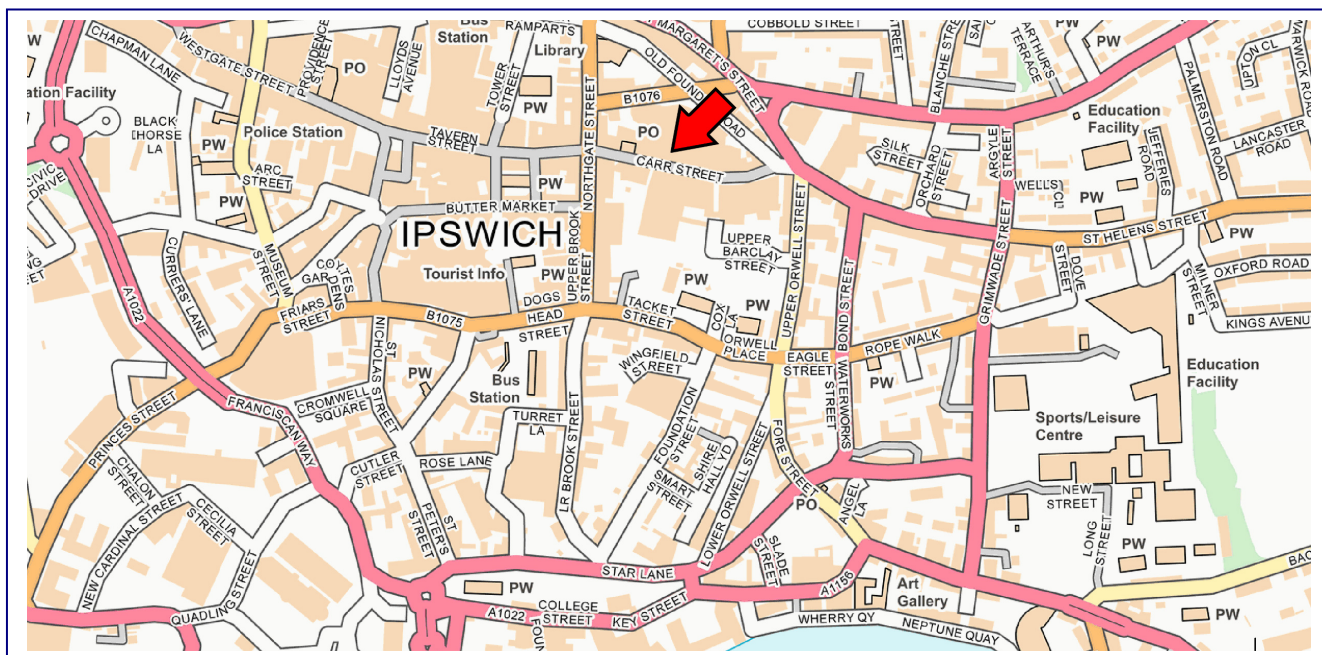
To view or for further information, please contact the joint agents:

Vanessa Penn at Penn Commercial,
Suite C Orwell House, Fox's Marina, The Strand,
Wherstead, Ipswich, Suffolk IP2 8NJ.
Tel: 01473 211933. Fax: 01473 682266.
Email: vanessa@penncommercial.co.uk

Or

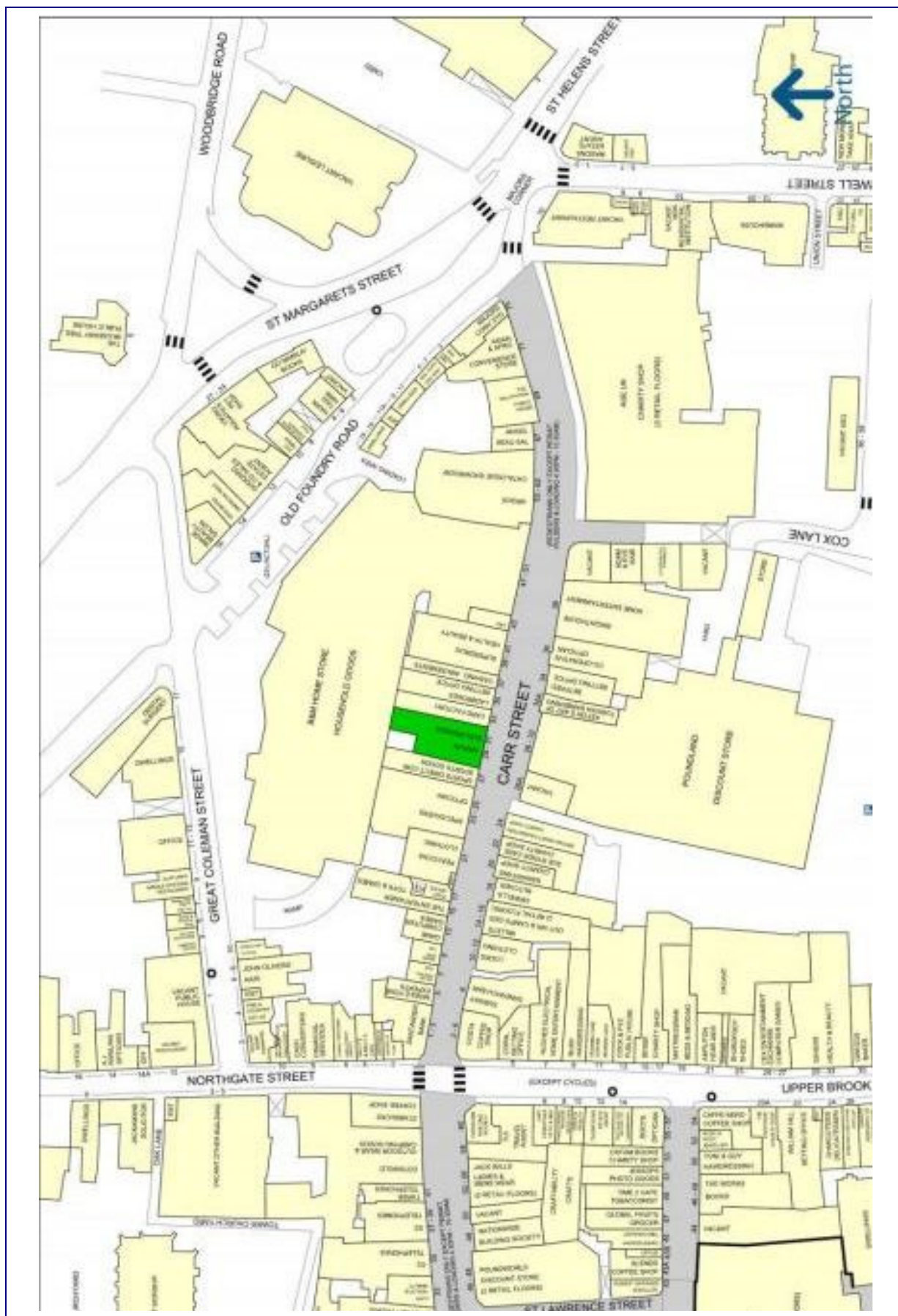
Vincent Morris at Fawcett Mead,
7-8 Conduit Street, London W1S 2XF
Tel: 020 7182 7485
Email: vincent@fawcettmead.co.uk

Subject to Contract



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