



01473 289600

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RETAIL UNITS – 22/24 ST MATTHEWS STREET IPSWICH



TO LET

22/24 St Matthews Street

IPSWICH

IP1 3EU

To be connected and available as one
Total combined area 150.7 sq m/1,622 sq ft
Near to Mylocal Store
New Lease Terms
Car Parking Available (*by separate negotiation*)
A3/A5 Planning consent

Hubbard House, Civic Drive, Ipswich, Suffolk IP1 2QA

Telephone: 01473 289600 **Fax:** 01473 289331

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LOCATION

The property is situated close to the St Matthews Street roundabout on the edge of the main Town Centre with nearby occupiers such as Iceland, Tesco, British Heart Foundation and Mylocal neighbourhood store. This position sees both excellent pedestrian and vehicular passing trade as well as having the benefit of a nearby bus stop.

DESCRIPTION

The properties comprise of two separate ground floor retail units with rear storage and wc facilities. These will be combined together to form one property. Internally the properties benefits from the following fixtures: 22 St Matthews has 2 x stainless steel sink and drain, 1 wash hand basin, and 24 St Matthews has w c facility and wash hand basin . Both properties have vinyl flooring, strip lighting, window blinds and sales counter. Above the properties are on site car parking spaces available by separate negotiation.

ACCOMMODATION

(Please note all areas are appropriate)

Gross Frontage combined	16.4m	53ft 8"
Total Sales Area of 22	52.1m ²	561 sq ft
Total Sales Area of 24	82.7m ²	891 sq ft
Rear Store of 22	15.75 m ²	169 sq ft
Rear Store of 24	5 m ²	54 sq ft
Total Area	150.7 m ²	1622 sq ft

TERMS

The property is available by way of a new lease, length to be agreed subject to 5 yearly upward only rent reviews where applicable with a proposed commencing rent of £25,000 per annum exclusive.

VAT

VAT will be applicable.

SERVICE CHARGE

There will be a service charge levied for the property and the upkeep of the common areas.

RATES

Rateable Value :-

22 St Matthews is £6,300 pa

24 St Matthews is £6,800 pa

Note: We strongly advise any interested party to liaise with Ipswich Borough Council Business Rates Office on 01473 432000 to investigate any form of rate relief/reduction specific to your use.

PLANNING

We have been verbally advised by Ipswich Borough Council the property has A3/A5 consent. For further information we encourage any interest party to carry out their own investigations with Ipswich Borough Council Planning Office on 01473 432000.

LEGAL COSTS

Each party to bear their own legal costs.

VIEWING

Strictly by prior a prior appointment with Sole Agents Reader Commercial on 01473 289600 or martin@readercommercial.com



Plan is for identification purposes only



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Energy Performance Certificate



Non-Domestic Building

22, St. Matthews Street
IPSWICH
IP1 3EU

Certificate Reference Number:
0990-5977-0359-0180-2074

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient



..... Net zero CO₂ emissions



◀ **76** This is how energy efficient the building is.



Less energy efficient

Technical information

Main heating fuel:	Grid Supplied Electricity
Building environment:	Heating and Natural Ventilation
Total useful floor area (m ²):	70
Building complexity (NOS level):	3
Building emission rate (kgCO ₂ /m ²):	140.69

Benchmarks

Buildings similar to this one could have ratings as follows:

39 → If newly built

51 → If typical of the existing stock

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