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**LEASE FOR ASSIGNMENT 36/38 QUEEN STREET IPSWICH IP 1 1SS  
68.9 SQ M/742 SQ FT**



36/38 Queen Street

Ipswich

Suffolk

IP1 1SS

**LEASE ASSIGNMENT**

High profile corner location 16.5 m-54 ft frontage

Air conditioned (sales area only)

Passing rent of £19,000 p a excl. VAT

Available July 2015

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

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

**Email:** [info@readercommercial.com](mailto:info@readercommercial.com) [www.readercommercial.com](http://www.readercommercial.com)





# 01473 289600

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### LOCATION

The property occupies a high profile position on the junction Queen Street and Friars Street a short distance from the pedestrianised area of the town centre (Westgate quarter). Queen Street has a mixture of retail/recruitment/office and leisure occupiers and is scheduled for further street improvements in the near future.

### DESCRIPTION

The property comprises a ground floor retail/A2 (financial services) fully glazed fronted shop with pedestrianised access off both Queen Street and Friars Street. Internally the property has been refurbished and offers an open plan front office/sales area with further office and storage behind. There are wc facilities and a kitchen to the rear. Behind the building is unofficial parking for two cars (double parked).

### ACCOMMODATION

*(Please note all areas are appropriate)*

Gross Frontage	16.5 m	54 ft
Net Frontage	14.9 m	49 ft
Front office/sales area	27.4 sq m	295 sq ft
Side office/sales area	20.3 sq m	219 sq ft
Meeting room/store	13 sq m	140 sq ft
Kitchen	3.4 sq m	37 sq ft
WC area	4.8 sq m	52 sq ft
<b>Total area</b>	<b>68.9 sq m</b>	<b>742 sq ft</b>

### TERMS

The property is currently held on a 10 year full repairing and insuring lease from 29/11/2010 inside the Landlord & Tenant Act 1954. This lease benefits from a tenant only break clause on 28/11/2016 subject to 6 months prior written notice. Passing rent for the remainder of the term is £19,000 per annum exclusive. Alternatively consideration will be given by the landlord to a surrender of the existing lease and grant new terms simultaneously (terms to be agreed).

### VAT

Vat is not applicable to the rent

### SERVICE CHARGE

The tenant is responsible for 17.5% of the maintenance/repairing costs of the external areas of the building.

### RATEABLE VALUE

The rateable value is £18,500 per annum. For current year 2015/16 rates payable are £9,020 per annum.

### PLANNING

The property is currently has use of A2. For alternative uses please contact Ipswich Borough Council Planning Dept on 01473 432000.

### EPC – see attached

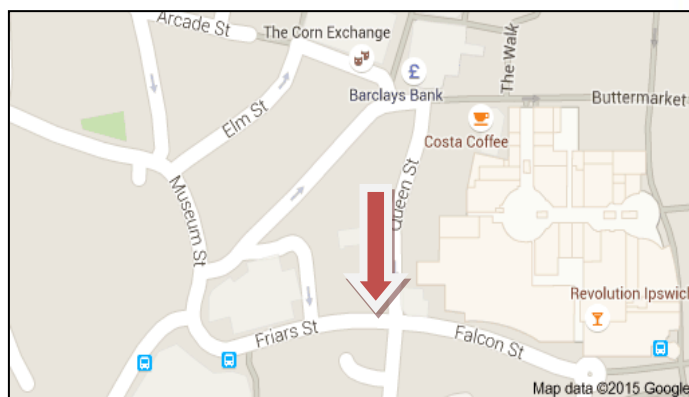
### LEGAL COSTS

Each party to bear their own reasonable legal costs with the in-going assignee bearing the landlord’s costs.

### VIEWING

Strictly by prior appointment with Sole Agents Reader Commercial on 01473 289600  
[martin@readercommercial.com](mailto:martin@readercommercial.com)  
[louise@readercommercial.com](mailto:louise@readercommercial.com)

*Plan is for identification purposes only*



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### Energy Performance Certificate



Non-Domestic Building

**GROUND FLOOR POLKADOTFROG**  
Mad Rabbit Recruitment Ltd  
36-38 Queen Street  
IPSWICH  
IP1 1SS

**Certificate Reference Number:**  
9920-3997-0300-3331-1080

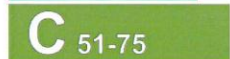
This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for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

### Energy Performance Asset Rating

More energy efficient



Net zero CO<sub>2</sub> emissions



**87** This is how energy efficient the building is.



Less energy efficient

### Technical information

Main heating fuel:	Grid Supplied Electricity
Building environment:	Air Conditioning
Total useful floor area (m <sup>2</sup> ):	74
Building complexity (NOS level):	3
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> ):	80.58

### Benchmarks

Buildings similar to this one could have ratings as follows:

**55** If newly built

**105** If typical of the existing stock

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