



01473 289600

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RESTAURANT (A3) TO LET – 160.24 SQ M/1,725 SQ FT



21/23 Queen Street

Ipswich

Suffolk

IP1 1SW

TO LET

Comprises a ground floor restaurant/retail area with rear kitchen (not fitted) and ancillary

Gross frontage 13.6 m/45 ft

Close to Cornhill, central Ipswich

New lease length to be agreed

Rent £22,500 pa

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

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

Email: info@readercommercial.com www.readercommercial.com





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LOCATION

The property is situated in the middle of Queen Street just south of the Giles statue on the Cornhill. This location is equal distance between Cornhill and St Nicholas Street which is regarded as the restaurant district of the town centre. Queen Street is a mixture of retail, office and leisure occupiers with the benefit of further street improvements scheduled in the near future. Along with the rumoured opening of the new Empire cinema behind.

DESCRIPTION

The property comprises a corner ground floor lock up retail/restaurant unit. This forms part of a 3 storey building with offices at first floor level and residential above. Internally the ground floor offers an open plan sales area with large rear kitchen (with extraction), stores and WC facilities. The upper parts are already let.

ACCOMMODATION

(Please note all areas are appropriate)

Gross Frontage	13.65 m	45 ft
Net Frontage	13.1 m	43 ft
Built depth	20.8 m	68 ft
Total sales area	106.3 m ²	1,144 sq ft
Store cupboard	3.6 m ²	33 sq ft
Rear store room/ancillary		
With access to WC's	12.84 m ²	138 sq ft
Kitchen area	28.92 m ²	311 sq ft
Store room off kitchen	9.11 m ²	98 sq ft
Total area	160.24 m ²	1,725 sq ft

TERMS

The property is currently available by way of a new full repairing and insuring lease, length to be agreed, subject to 5 yearly upward only rent reviews, for the proposed commencing rent of £22,500 pa exclusive.

VAT

Vat is not applicable to the rent

SERVICE CHARGE

As per the provision of the lease

RATEABLE VALUE

The rateable value is £25,500 pa. For current year 2015/16 rates payable are £12,571.50 pa.

PLANNING

We have been verbally advised by Ipswich Borough Council Planning Dept the property currently benefits from A3 (restaurant usage). For alternative uses please contact Ipswich Borough Council Planning Dept on 01473 432000.

EPC – see attached

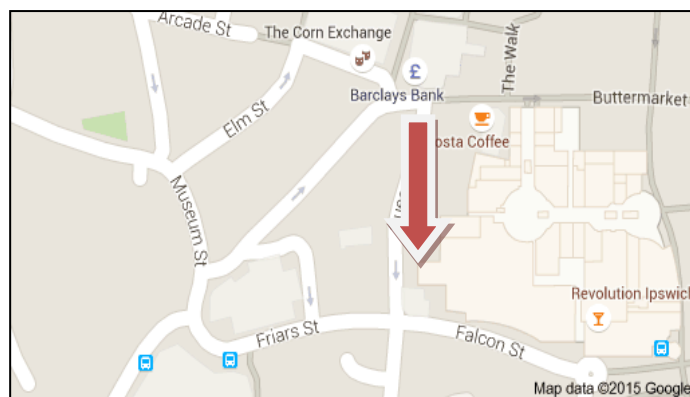
LEGAL COSTS

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
louise@readercommercial.com

Plan is for identification purposes only



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Energy Performance Certificate Non-Domestic Building



Canton Ocean Chinese Restaurant
21-23 Queen Street
IPSWICH
IP1 1SW

Certificate Reference Number:
9290-1045-0368-7330-4060

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

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

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

Less energy efficient

Technical information

Main heating fuel: Grid Supplied Electricity
Building environment: Mixed-mode with Natural Ventilation
Total useful floor area (m²): 162
Building complexity (NOS level): 3

Benchmarks

Buildings similar to this one could have ratings as follows:

44 If newly built

75 If typical of the existing stock

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