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COMMERCIAL PROPERTY CONSULTANTS SINCE 1993

GROUND FLOOR LOCK UP SHOP - TO LET

30.3 SQ M/326 SQ FT



16 St Nicholas Street

Ipswich

IP1 1TJ

TO LET

Rent £7,500 pa exclusive

30.3 sq m/326 sq ft

Grade II listed building

Popular retail/restaurant location

Laminate flooring and spotlights

New flexible lease terms

LOCATION

The property is situated at the northern end of St Nicholas Street just off the junction of Friars Street south of the main retail area of central Ipswich. St Nicholas Street is part of the restaurant district of the town with nearby occupiers such as Kwan Thai Restaurant, Zizzi's, Degero's and the Frameworkshop and Gallery. This location also benefits from the pay and display car park nearby at Cromwell Square.

DESCRIPTION

The property comprises a two storey grade II listed mid terrace building. The available area is a ground floor lock up shop with WC and storage area accessed from outside at the rear of the property. Access to the shop from the street is via a communal entrance door shared with the first floor flat (let and not available). Behind the shop are impressive views of the grounds of the Unitarian Meeting House.

ACCOMMODATION

(Please note all areas are approximate)

Gross frontage	4.8 m	16 ft
Width	3.71 m	12 ft 1"
Build depth	1.6 m	26 ft 8"
Total sales area	30.3 m ²	326 sq ft

Note: Access from the rear of the property outside into a separate door is the WC facility and storage.

TERMS

The premises are available by way of a new lease, length to be agreed subject to a proposed commencing rent of £7,500 pa exclusive.

VAT

VAT will be applicable to the rent.

PLANNING

We have been advised by Ipswich Borough Council the current planning use is for A1 retail. We strongly advise any interested party to carry out their own investigation with Ipswich Borough Council Planning Department as to their use requirements on 01473 432000.

RATEABLE VALUE

Rateable value for this property is £4,400.

EPC

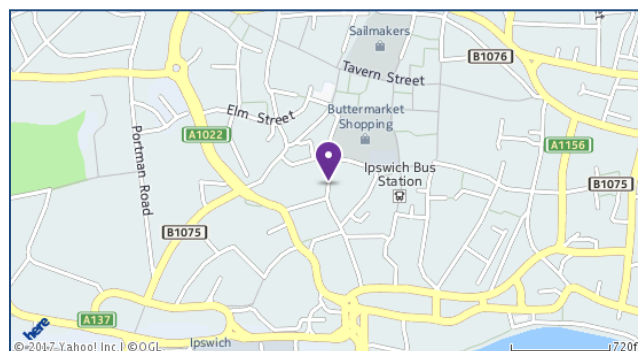
This property is a listed building and exempt from having an EPC.

LEGAL COSTS

Each party to bear their own legal costs.

VIEWING

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



(plan is for location purposes only)