

READER
COMMERCIAL

HUBBARD HOUSE, 6 CIVIC DRIVE, IPSWICH, SUFFOLK IP1 2QA
E info@readercommercial.com

01473 289600
READERCOMMERCIAL.COM

COMMERCIAL PROPERTY CONSULTANTS SINCE 1993

TO LET

**PROMINENT CORNER RETAIL UNIT WITH STORAGE
AND 12 PARKING SPACES
475.44 SQ M/5,118 SQ FT OF SALES AND ANCILLARY
WITH A FURTHER 286 SQ M/3,079 SQ FT OF STORAGE**



30 St Matthews Street
Ipswich
Suffolk
IP1 3EU

TO LET

Extensive vehicular passing traffic
Ideal for a number of uses (stp)
Onsite parking for 12 vehicles
New lease, length to be agreed
Rent £75,000 pa exclusive
Can easily be opened up to create a larger area
incorporating a high profile frontage
Fully equipped with refrigeration, shelving and fittings ready
for immediate use for supermarket/food store

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 Tesco, British Heart Foundation. This position sees both excellent pedestrian and vehicular passing trade as well as having the benefit of a nearby bus stop.

DESCRIPTION

The premises comprise a large retail unit currently segregated into various areas incorporating sales area, preparation and bakery areas, office, ancillary, and a large side store.

Note: this property had previously been occupied by Mylocal and can easily be opened up to create a larger area incorporating a high profile frontage of 34 m/111 sq ft. Adjacent to the sales area is a large side store with 12 onsite car spaces in front.

ACCOMMODATION

(Please note all areas are appropriate and have been measured on a net internal basis)

Combination of sales area, preparation areas, bakery office, ancillary, wc's 475.44 sq m 5,118 sq ft

Adjacent stores 286 sq m 3,079 sq ft

Gross frontage 34 sq m 111 sq ft

Built depth 24.8 sq m 81.4 sq ft

TERMS

The premises is available by of a new lease length to be agreed subject to 5 yearly upward only rent reviews with a proposed commencing rent of £75,000 pa exclusive.

SERVICE CHARGE

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

VAT

Vat is applicable to the rent.

BUSINESS RATES

The rateable value for the property is £47,250 pa. Rates payable circa. £23,500 pa.

EPC

See attached.

LEGAL COSTS

Each party to bear their own legal costs

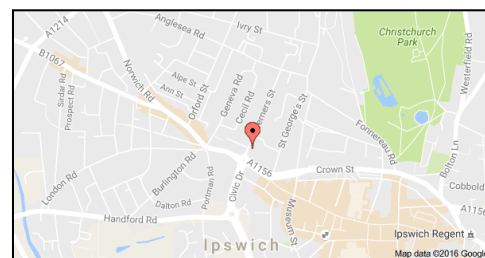
CONSUMER PROTECTION REGULATIONS

It is recommended that applicants seek independent professional advice in relation to the acquisition of this property.

VIEWING

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

(plan is for location purposes only)



Energy Performance Certificate

Non-Domestic Building



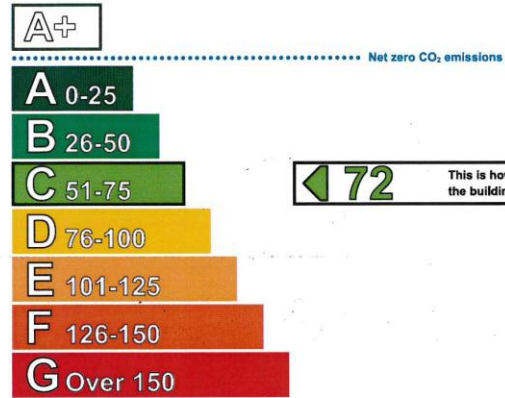
30 St. Matthews Street
IPSWICH
IP1 3EU

Certificate Reference Number:
9337-3036-0962-0600-7295

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



Less energy efficient

Technical Information

Main heating fuel: Grid Supplied Electricity
Building environment: Heating and Natural Ventilation
Total useful floor area (m²): 100
Building complexity (NOS level): 3
Building emission rate (kgCO₂/m²): 111.73

Benchmarks

Buildings similar to this one could have ratings as follows:

23 If newly built
67 If typical of the existing stock

Green Deal Information

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0300 123 1234.