

READER
COMMERCIAL

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COMMERCIAL PROPERTY CONSULTANTS SINCE 1993

RETAIL UNIT - TO LET

26-28 ST MATTHEWS STREET, IPSWICH, SUFFOLK, IP1 3EU



26-28 St Matthews Street

Ipswich

Suffolk

IP1 3EU

2,086 sq ft/193.83 sq m, Sales area 1,043 sq ft/96.91 sq m

TO LET
Extensive vehicular passing traffic
Ideal for a number of uses (stp)
Close to town centre
Flexible lease terms

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 property comprises a ground floor lock up shop with roundabout prominence located in Ipswich town centre. To the rear is access for loading/uploading along with a WC and kitchen area. Internally the property benefits from lights, carpets and basement accommodation.

ACCOMMODATION

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

Gross Frontage	11.62 m	38 ft
Internal Width (max)	11.03 m	36 ft
Built Depth	15.15 m	50 ft
Sales Depth	10.99 m	36 ft
Sales Area	96.91 sq m	1,043 sq ft
Basement	49.41 sq m	532 sq ft
Total Area	193.83 sq m	2,086 sq ft

TERM

The premises is available by of a new lease length to be agreed subject to 5 yearly upward only rent reviews

RENT

Rent on application.

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 £11,500 for 2017/18

EPC

Upon request.

LEGAL COSTS

Each party to bear their own legal costs

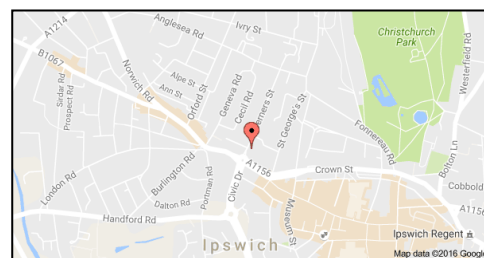
CONSUMER PROTECTION REGULATIONS

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



26-28 St. Matthews Street
IPSWICH
IP1 3EU

Certificate Reference Number:
9501-3094-0749-0500-6091

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 in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at www.gov.uk/government/collections/energy-performance-certificates.

Energy Performance Asset Rating

More energy efficient

A+

Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

123 This is how energy efficient the building is.

F 126-150

G Over 150

Less energy efficient

Technical Information

Main heating fuel:	Grid Supplied Electricity
Building environment:	Heating and Natural Ventilation
Total useful floor area (m ²):	218
Building complexity (NOS level):	3
Building emission rate (kgCO ₂ /m ² per year):	149.34
Primary energy use (kWh/m ² per year):	Not available

Benchmarks

Buildings similar to this one could have ratings as follows:

28

If newly built

81

If typical of the existing stock