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COMMERCIAL

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COMMERCIAL PROPERTY CONSULTANTS SINCE 1993

## BUSINESS FOR SALE RUMBLES SANDWICH SHOP



34 Queen Street

Ipswich

Suffolk

IP1 1SS

**FOR SALE**

46.5 sq m/500 sq ft

Circa. 30 years of established trade

Central location

Passing rent of £10,000 per annum

Price £27,500 sought for the business,  
fixtures and fitting

## LOCATION

The property occupies a high profile position close to the junction of Queen Street and Friars Street a short walk from the prime retailing area of Ipswich. Queen Street has recently undergone considerable street improvements and benefits from being close to the main office district of the town being the Princes Street area as well as opposite the side entrance to the Buttermarket Shopping Centre.

## DESCRIPTION

The business comprise a ground floor lock up shop fully fitted as a sandwich and salad bar. Internally the shop has been segregated into a sales area, kitchen and preparation area. To the rear is a WC and access to a shared rear driveway where the property benefits from one car space. Throughout the premises are preparation counters and fitted kitchen and for a full list of fixtures and fittings please contact the Agents office. Outside the front of the shop Rumbles have licence from the Local authority for the rights to have two tables and seating for 8 people.

## ACCOMMODATION

*(Please note all areas are approximate)*

Gross frontage	4.9 m	16 ft
Net frontage	3.95 m	13 ft widening to
	4.65 m	15 ft 2"
Depth	9.2 m	30 ft
Total Area	46.5 sq m	500 sq ft
Including kitchen	10.25 sq m	110 sq ft

## SERVICES

Mains water and electricity are connected.

## TERMS

The property is held on a 10 year full repairing and insuring lease from 15 July 2011. This lease is inside the Landlord & Tenant Act 1954 and the passing rent is £10,000 per annum exclusive.

## VAT

VAT is not applicable to the rent.

## SERVICE CHARGE

As the shop forms part of a 3 storey terraced property there is a service charge contribution of 8.2% of any works carried out on the overall property.

## RATEABLE VALUE

Rateable value for this property is £8,400.

**NOTE:** We invite and interested party to contact Ipswich Borough Council Business Rates Department on 01473 432000 to see if they would benefit from the small business rate relief incentive.

## BUSINESS

Rumbles (Ipswich) Limited trading as Rumbles Sandwich Shop is an established business which has traded from this location for circa. 30 years. The business specialises in fresh sandwiches and salads and certain warmed foods such as jacket potatoes, sausage rolls etc. For the last financial year the turnover of the business was £180,000 and for further financial information please contact the Agents office.

Rumbles opening times are:-

Monday	8 am to 3 pm
Tuesday	8 am to 3 pm
Wednesday	8 am to 3 pm
Thursday	8 am to 3 pm
Friday	8 am to 3 pm

## PREMIUM

We are seeking offers in the region of £27,500 for the business, fixtures and fittings and the assignment of the existing leasehold interest.

## EPC – rating E

## LEGAL COSTS

Each party to bear their own legal costs with the Assignee bearing the Landlord 's legal costs.

## VIEWING

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

(plan is for location purposes only)

