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COMMERCIAL PROPERTY CONSULTANTS SINCE 1993

FOR SALE

**Comprise period shop with flat and rear stores
and side parking**



102 St Helens Street
Ipswich
IP4 2LB

FOR SALE

Retail area 77.6 sq m/836 sq ft
Parking for minimum of 3 cars
Rear access for loading/unloading
Includes first floor flat (currently let)
Extensive rear storage
Redevelopment potential to the rear
Offers in excess of £250,000 sought

LOCATION

The property is situated on the middle of St Helens Street on the north east side of Ipswich town centre. This locality offers one of the busiest routes into the town centre from the east side of town and is surrounded by densely populated residential area. In addition to this behind the property is New Suffolk College which makes St Helens Street ideal for retailers serving the student communities. 102 St Helens Street can be found close to the junction of St Helens Street/Grimwade Street and nearby occupiers include The Water Lily Public House and Elmy Cycles.

DESCRIPTION

The property comprises a mid terrace listed (front only) two storey shop with flat above. There is a separate access to the flat via a central corridor and the shop unit is served via a recessed entrance off St Helens Street. The shop has been opened up to create a large sales/preparation area with kitchenette to the rear. Above the shop is a flat which comprise a lounge/bedroom, shower room with wc and rear kitchen. To the rear of the shop are male and female wc's in an enclosed yard. Within the enclosed yard are two single storey storage units and a timber shed used previously as a cold store (not in use). The main store benefits from access to the yard as well as direct access onto the car park off Regent Street which has a minimum of 3 paces. Behind the side store is a further storage unit interconnected and previously used as a cold store (not in use).

ACCOMMODATION

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

Frontage gross	6.2 m	20 ft 3"
Net frontage	3.95 m	13 ft
Sales depth	10.36 m	34 ft
Built depth	20.96 m	68 ft 7"

Sales area – (restrictive head height of 2 m/6 ft 6")	39.15 sq m	421 sq ft
Rear sales/prep area Includes kitchenette	38.5 sq m	415 sq ft

Total Ground Floor area **77.65 sq m 836 sq ft**

Basement area below shop	16.3 sq m	176 sq ft
Enclosed yard, male & female Wc's, timber shed	5.3 sq m	57 sq ft
Side store with sloping roof and access to yard and Car park	45.4 sq m	489 sq ft
Former rear cold store Accessed off side yard	19 sq m	204 sq ft

Parking – private car parking for minimum of 3 cars accessed off Regent Street

Flat separately accessed		
Lounge/bedroom	17.9 sq m	193 sq ft
Shower room with wc		
And wash hand basin	2.85 sq ft	31 sq ft
Kitchen	10.1 sq m	109 sq ft

TERMS

Tenure – freehold.

Flat

The flat is currently let via an Assured Shorthold Tenancy producing £350 per calendar month. £4,200 per annum.

Price – offers in excess of £250,000 sought for this freehold interest.

SERVICES

We understand mains electricity and water are connected to the property, however we do recommend all interested parties check with the relevant statutory authorities.

VAT

Vat is applicable to the sale of this property.

RATES

The business rateable value for the shop are £7,100 per annum. Note: Interested parties should contact Ipswich Borough Council Business Rates Department on 01473 432000 for confirmation of the rateable values and poundage that would be applicable to their business.

LEGAL COSTS

Each party to bear their own legal costs.

VIEWING

Strictly by prior appointment with sole agents Reader Commercial on 01473 289600 or martin@readercommercial.com

(plan is for location purposes only)





