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HUBBARD HOUSE, 6 CIVIC DRIVE, IPSWICH, SUFFOLK IP1 2QA

COMMERCIAL PROPERTY CONSULTANTS SINCE 1993

FOR SALE/TO LET

TOWN CENTRE SHOP/A2 UNIT WITH UPPER PARTS

114 SQ M/1,227 SQ FT PLUS BASEMENT



4/4A Gt Colman Street

Ipswich

Suffolk

IP4 2AD

FOR SALE/TO LET

Ideal shop/A2 unit with upper parts
Close to the new 94 bed Easy Hotel opening
Autumn 2018
Gas fired central heating
Residential conversion of upper parts (stp)

LOCATION

The property is situated at the town centre end of Gt Colman Street just off the junction of Northgate Street. This location is within easy walking distance to the prime town area by the Great White Horse. Close by to the property is the new 94 bed Easy Hotel due to open in Autumn 2018. Other nearby occupiers include a tanning shop, hairdressers, estate agent, restaurant and a public house.

DESCRIPTION

The property comprise a mid terrace 3 storey shop/office with solid brick elevation and modern shop front under a pitched roof. The ground floor is served by two front doors lending the property to segregating the ground floor from the upper parts. The ground floor consists of a sales area with rear office with laminate flooring, suspended ceilings, and inset lighting and features such as an exposed fire place. To the rear is a kitchen and a wc facility and rear means of escape. The whole property benefits from gas fired central heating. The first and second floors are currently office accommodation with a further kitchen and wc at second floor level. These areas lend themselves to residential conversion (subject to Local Authority approval). Accessed off the sales area is a basement split into three areas and suitable for storage.

ACCOMMODATION

(Please note all areas and dimensions are approximate)

Ground floor area 42.8 sq m 461 sq ft
Comprise sales with rear sales/office, kitchen and wc

First floor 38.4 sq m 414 sq ft
Comprise front and rear office and storage area

Second floor 32.7 sq m 352 sq ft
Comprise main office with small office, wc and kitchen area

Basement 30.6 sq m 329 sq ft
Split into 3 areas

Overall area 113.9 sq m 1,226 sq ft
Plus basement

TERMS

Freehold – offers in the region of £175,000 sought for this freehold interest.

Alternatively – leasehold. The property is available by way of a new lease, length to be agreed, subject to proposed commencing rent of £15,000 per annum exclusive.

VAT

Vat is applicable to this property.

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.

BUSINESS RATES

Rateable value £8,300.00 per annum. Rates payable for 2018/19 using poundage of 49.3 p are £4,091.90p. Note: we strongly recommend any interested party carry out their own investigation with Ipswich Borough Council Business Rates Department on 01473 432000 for confirmation of the rateable values and poundage that would be applicable to their business and if you are eligible for small business rates relief.

PLANNING

We understand from Ipswich Borough Council The property benefits from A2 retail planning use. For further uses please contact Ipswich Borough Council planning department on 01473 432913

EPC

The property has a rating of D.

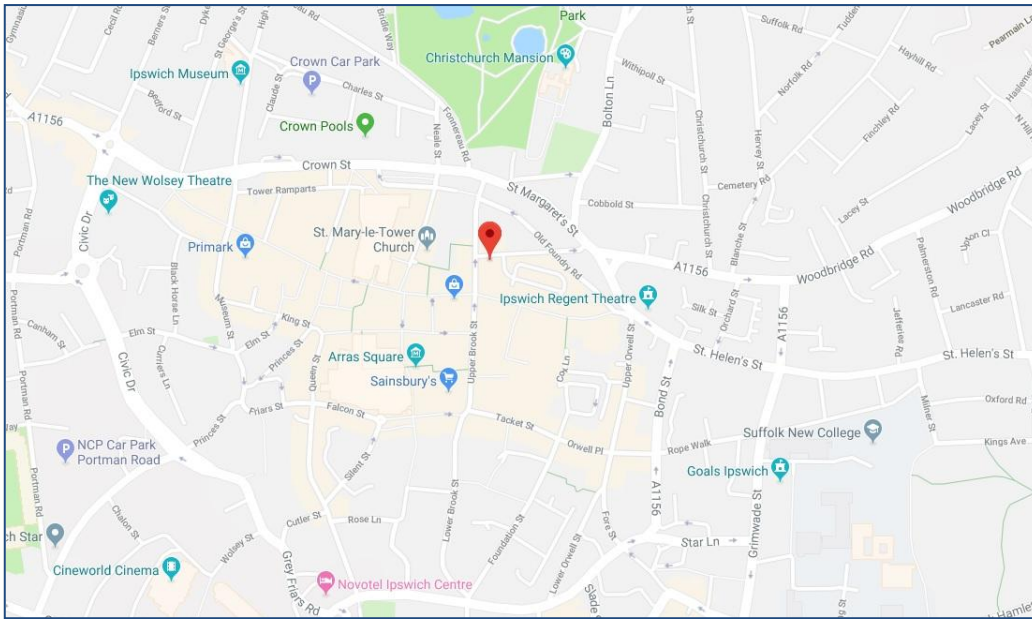
LEGAL COSTS

Each party to bear their own legal costs.

VIEWING

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

Plan is for location purposes only



Sales Area



Front Sales Area



First Floor office



Second Floor office

