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**COMMERCIAL PROPERTY CONSULTANTS SINCE 1993**

## **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

#### **TO LET**

Ideal shop/A2 unit with upper parts  
Close to the new 94 bed Easy Hotel opening  
Gas fired central heating  
New lease proposed commencing  
rent of £15,000 per annum exclusive

## 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

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.

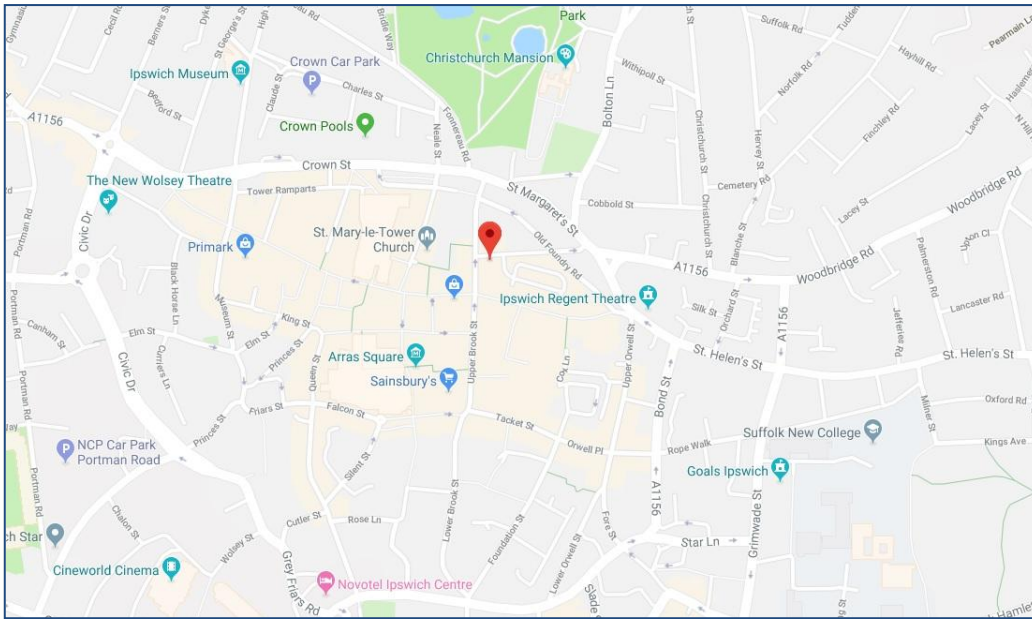
## LEGAL COSTS

Each party to bear their own legal costs.

## VIEWING

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

Plan is for location purposes only



## Sales Area



## Front Sales Area



## First Floor office



## Second Floor office

