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**COMMERCIAL PROPERTY CONSULTANTS SINCE 1993**

**TO LET**  
**GROUND FLOOR CLASS E SHOP/OFFICE UNIT**  
**43.26 SQ M/465 SQ FT**



Unit 11 Neptune Quay  
Ipswich  
Suffolk  
IP4 1QJ

**TO LET**  
Rarely available unit overlooking Ipswich Marina  
Close to the Salthouse Harbour Hotel, Bistro on the Quay and  
University of Suffolk  
Surrounded by all the Waterfront residential developments  
Ideal for numerous uses (stp)  
New lease terms, length to be agreed  
Rent £11,000 per annum exclusive plus VAT

## LOCATION

11 Neptune Quay forms part of the Ipswich dock basin regeneration and occupies a prominent position overlooking the waterfront and in particular the marina. Neptune Quay was one of the first residential waterfront developments offering 69 residential units with 4 commercial units at ground floor level. Ipswich waterfront is situated south of the main town centre and all of its shops and amenities are within easy walking distance. In addition to nearby restaurants, bars and offices are other amenities such as parking areas of Duke Street and Key Street serving the Ipswich dock basin. Neptune Quay is a one way street which does benefit from lay by parking with a maximum stay of 3 hours at intervals.

## DESCRIPTION

The property comprises a ground floor lock up shop/office unit constructed in the late 90's early 2000's with residential accommodation above. The unit benefits from a corner location on the edge of the residential scheme overlooking the marina and is ideal for multiple uses, subject to planning. Internally the unit is an open plan area with rear WC facility with wash hand basin and kitchen with low level cupboards, stainless steel sink drainer worktop and hot water heater. Within the sales area there are spotlights with two electrical convection heaters and power points and a tiled floor. The sales area also benefits from 1 vrv ceiling mounted air conditioning unit. Outside the front of the unit is a raised level which could cater for outside seating if required. Please note due to restrictions within the development the accommodation cannot be used for any uses currently trading within the scheme namely, coffee shop, estate agency and auction house.

## ACCOMMODATION

*(Please note all areas and dimensions are approximate)*

Sales depth	5.8 m	19 ft
Sales width	6.97 m	23 ft
Built depth	7.27 m	23 ft 6"
Sales area	35.6 sq m	383 sq ft
WC	2.95 m	32 sq ft
Kitchen	4.71 sq m	51 sq ft
<b>Total area</b>	<b>43.26 sq m</b>	<b>465 sq ft</b>
Floor to ceiling height	3.14 m	10 ft 3"

## Specification

1 vrv ceiling mounted air conditioning unit  
spotlights  
Tiled floor for the sales area  
Numerous power points  
Kitchen with low level cupboards, worktop and stainless steel sink drainer  
2 x electrical convection heaters

## TERMS

The property is available by way of a new lease, length to be agreed, subject to 5 yearly upward only open market rent reviews if applicable, with a proposed commencing rent of £11,000 per annum exclusive.

## VAT

Vat is applicable to the property.

## BUSINESS RATES

Rateable value for 2023 is £8,600. Interested parties should contact Ipswich Borough Council Business Rates Department for further information regarding small business rates relief. Contact telephone number: 01473 433851

## PLANNING

Class E incorporating retail, financial and professional services, office, medical or health service and leisure.

## SERVICES

We understand electric and mains water are connected to the accommodation. None of these services have been tested and it will be the responsibility of any interested party to satisfy themselves the services meet their requirements

## SERVICE CHARGE

For further information contact the agents.

## EPC

Available upon request

## LEGAL COSTS

Each party to bear their own legal costs.

## VIEWING

Strictly by prior appointment with Sole Agents

Reader Commercial on 01473 289600

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Plan is for location purposes only





