

READER
COMMERCIAL

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COMMERCIAL PROPERTY CONSULTANTS SINCE 1993

TO LET **RETAIL/SHOWROOM WITH BASEMENT**

TOTAL AREA 57 SQ M/614 SQ FT PLUS BASEMENT



TO LET

2-4 Norwich Road
Ipswich
Suffolk
IP1 2NG

Close to Ipswich town centre just off
St Matthews Street roundabout
Extensive passing traffic
New Lease terms
Ideal for many uses (s.t.p.)
Rent £12,000 per annum exclusive

LOCATION

The property is situated on the town end of Norwich Road close to the busy St Matthews Street roundabout. Norwich Road/St Matthews Street forms part of one of the main routes leading into the town centre from the west side of Ipswich. This part of Ipswich also benefits from being surrounded by a large residential catchment area. Nearby occupiers include Coes, Beautiful Designs Bridal Wear and a Tesco Express.

DESCRIPTION

The property comprise a prominent 3 storey corner building of red brick construction under a pitched peg tile roof. The available accommodation is situated on the ground floor and basement of the main building. The ground floor sales area is to be separated from the remainder of the ground floor, subject to planning approval (or a rear flat).

ACCOMMODATION

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

Gross frontage	11.35 m	37 ft 2"
Net frontage	9.2 m	30 ft 1"
Built depth	14.3 m	47 ft
Total ground floor area	57 sq m	614 sq ft

Basement area 71.5 sq m 770 sq ft
Split into 2 areas with restricted ceiling height

TERMS

The property is available by way of a new lease, length to be agreed, subject to 5 yearly upward only rent reviews where applicable. Quoting rent is £12,000 per annum exclusive.

VAT

Vat is applicable to the rent of 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

Rates to be assessed.

Note we strongly recommend any interested party to 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.

PLANNING

We understand from Ipswich Borough Council The property benefits from A1 retail planning use. For further uses please contact Ipswich Borough Council planning department on 01473 432913

EPC

The property has a rating of E.

LEGAL COSTS

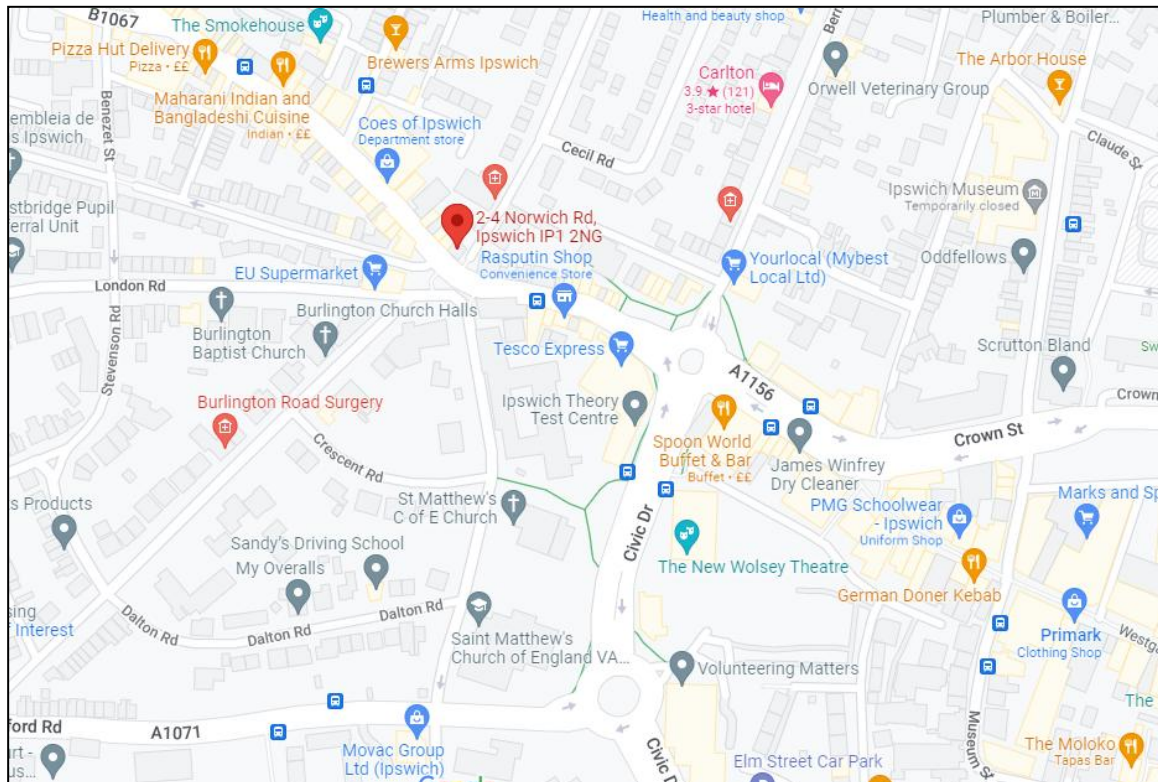
Each party to bear their own legal costs.

VIEWING

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



Plan is for location purposes only



Sales area, 2-4 Norwich Road



Plan showing available area – not to scale

