

READER
COMMERCIAL

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COMMERCIAL PROPERTY CONSULTANTS SINCE 1993

FOR SALE

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

Ideal shop/A2 unit with upper parts

Close to town centre

Gas fired central heating

Offers in the region of £200,000 sought

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 Easy Hotel. Other nearby occupiers include hairdressers, estate agent, restaurant and a public house.

DESCRIPTION

The property comprises 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 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 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 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 £200,000 are sought for this freehold interest.

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 from April 2023 £7,500 per annum. Rates payable for 2023/24 using poundage of 49.9 p are £3,742.50p. 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

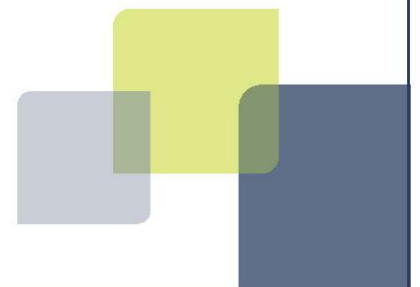
The property has a rating of E.

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



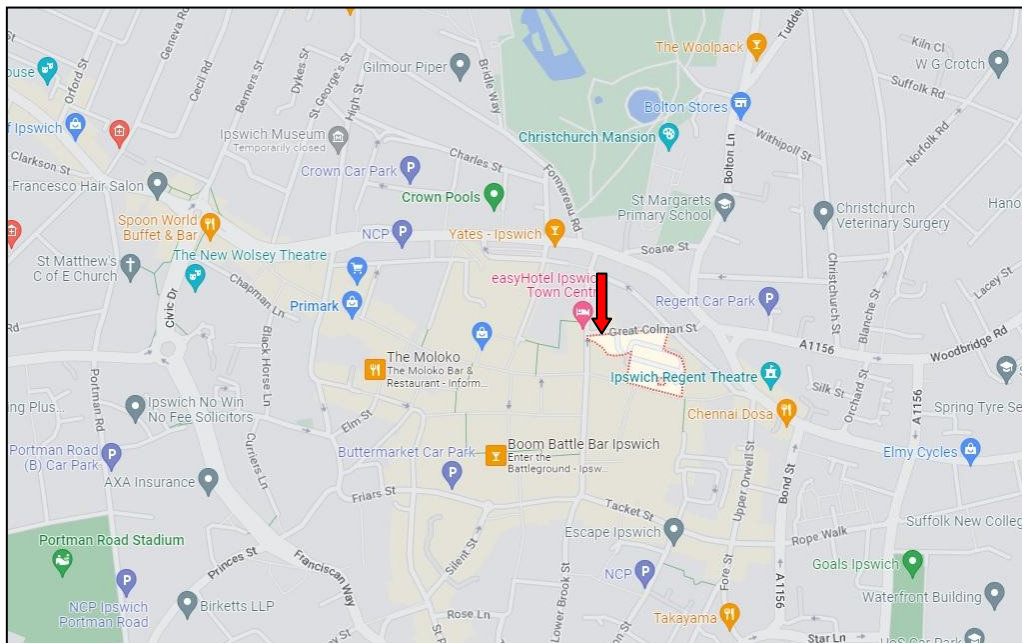
Ground floor sales office area



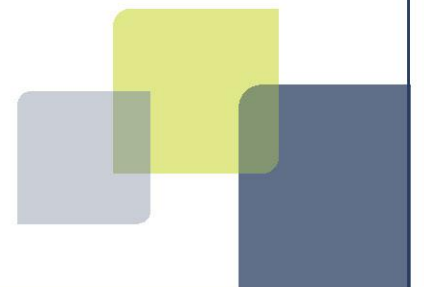
Ground floor rear office area



Plan is for location purposes only



First floor front office area



Second floor back office



Second floor kitchen



Plan of property with approximate measurements

