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COMMERCIAL PROPERTY CONSULTANTS SINCE 1993

## SHOP TO LET/FOR SALE – 611.3 SQ M/6,579 SQ FT



43-45 Tavern Street

Ipswich

Suffolk

IP1 3AG

**TO LET/FOR SALE**

Prominent town centre corner location

New lease terms available

Ideal for numerous uses (stp)

Rent £65,000 per annum exclusive

## LOCATION

Ipswich is the county town of Suffolk and has an urban area population of 139,000 persons and a primary catchment of 274,000 people. The town is located adjacent to the A12 and A14 which provides links to London, Norfolk and the Midlands. The property occupies a prime and highly prominent position on Tavern Street, which is Ipswich's primary retail thoroughfare. Retailers in close proximity include H & M, Lush, Kiko and the Body Shop as well as the Sailmakers and Buttermarket shopping centres which have both recently been extensively redeveloped.

## ACCOMMODATION

*(Please note all areas are approximate)*

Ground floor sales	293.8 sq m	3,162 sq ft
Ground floor ancillary	91.0 sq m	979 sq ft
First floor sales	177.9 sq m	1,915 sq ft
First Floor Ancillary	48.6 sq m	523 sq ft
<b>Total area</b>	<b>611.3 sq m</b>	<b>6,579 sq ft</b>

## TERMS

The property is available by way of a new full repairing and insuring lease for a term to be agreed, subject to five yearly upward only rent reviews, at an initial rent of £65,000 per annum exclusive. Alternatively the property is available for sale, further detail are available upon request.

## VAT

VAT is applicable to the property.

## ENERGY PERFORMANCE CERTIFICATE

The property has an Energy Performance Rating. Further details available upon request..

## BUSINESS RATES

The Valuation Office Agency website indicates that the 2017 rateable value is £99,6500. This is not the annual rates payable. The rates payable will depend on the occupier's circumstances and can be obtained from either Ipswich Borough Council (01473 433851), or via [www.gov.uk/correct-your-business-rates](http://www.gov.uk/correct-your-business-rates) which includes rates payable.

## PLANT AND EQUIPMENT

None of the systems or equipment in the property have been tested by us to ensure that they are in working order. Prospective tenants may wish to make their own investigations.

## LEGAL COSTS

Each party to bear their own legal costs.

## VIEWING

Strictly by prior appointment with sole agents:

Reader Commercial  
Contact: Martin Reader  
Tel: 01473 289600  
Email: [martin@readercommercial.com](mailto:martin@readercommercial.com)

Roche Retail  
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(plan is for location purposes only)





