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COMMERCIAL PROPERTY CONSULTANTS SINCE 1993

RETAIL UNIT - TO LET/FOR SALE – 166.6 SQ M/1,794 SQ FT



47 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 £37,500 per annum

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, Jack Wills, Lush, Kiko and the Body Shop as well as the Sailmakers and Buttermarket shopping centres which have both recently been extensively redeveloped.

DESCRIPTION

The property comprise a three storey

ACCOMMODATION

(Please note all areas are approximate)

Ground floor sales	134.4 sq m	1,447 sq ft
Ground floor ancillary	32.2 sq m	347 sq ft
Total area	166.6 sq m	1,794 sq ft

TERMS

The premises are available by way of a new full repairing and insuring lease, length to be agreed, subject to 5 yearly upward only rent reviews, at a proposed commencing rent of £37,500 per annum exclusive.

Alternatively the property is available for sale, further details area available upon request.

VAT

VAT is applicable to the property.

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.

BUSINESS RATES

The Valuation Office Agency website indicates that the 2017 rateable value is £64,000. 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 which includes rates payable.

ENERGY PERFORMANCE CERTIFICATE

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

LEGAL COSTS

Each party to bear their own legal costs.

VIEWING

Strictly by prior appointment with sole agents:

Reader Commercial on
Contact: Martin Reader
01473 289600 or
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Roche Retail
Contact: Adrian Fennell
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(plan is for location purposes only)



