



8 Orwell Place, Ipswich, IP4 1BB

To Let - Incentives Available

(Consideration may be given to selling the freehold interest)

Town Centre Retail Premises

123.94 sq.m. (1,334 sq.ft.)

- Close to Town Centre, Education Quarter and Public Car Parks
- Car Parking
- Well Configured Sales Area

Location

Ipswich is the County town of Suffolk with a resident population of approximately 130,000 and retail catchment of almost 350,000. The A12 and A14 provide excellent road communications to London, the Midlands and the Port of Felixstowe. There is a regular train service to London (Liverpool Street) with a journey time of approximately 65 minutes.

The premises are situated to the south east of Ipswich town centre in an established trading location close to the University and Suffolk College.

Neighbouring retailers include Bodylines, Dhaka Indian Restaurant and other local retailers.

Description

The premises comprise a ground floor shop with ancillary accommodation including storage, an office with tea point and WC facilities. In addition a basement provides further storage.

The shop has a fully glazed frontage and is fitted with modern fluorescent lighting, carpet floor covering, power and telephone points.

A single car parking space is allocated to the rear of the property accessed from Fore Street.

Accommodation

The premises provide the following approximate floor areas and dimensions:

Gross frontage	6.30m	
Maximum internal width	4.70m	
Shop depth	7.64m	
Ground floor retail	36.52 sq.m.	(394 sq.ft.)
Store	12.19 sq.m.	(131 sq.ft.)
Office	8.95 sq.m.	(96 sq.ft.)
WC (not measured)		
Basement	<u>66.28 sq.m.</u>	<u>(713 sq.ft.)</u>
Total net internal floor area	123.94 sq.m.	(1,334 sq.ft.)

Business Rates

We understand from the local rating authority the premises are assessed as follows:

Rateable Value	£7,700
Rates Payable (2012/13)	£3,526.60 per annum.

Small business rate relief may be applicable offering a significant rate saving. All interested parties should speak to the local rating authority to verify the rates payable.

Local Authority

Ipswich Borough Council, Grafton House, 15/17 Russell Road, Ipswich IP1 2DE. Telephone 01473 432000.

EPC

An EPC is available upon request.

Terms

The premises are available on a new business lease at an initial rent of £6,000 per annum exclusive.

Incentives are available, subject to terms.

Viewing

Strictly by prior appointment with the Sole Agents:

Fenn Wright, 1 Buttermarket, Ipswich, IP1 1BA

T: 01473 232701

F: 01473 230745

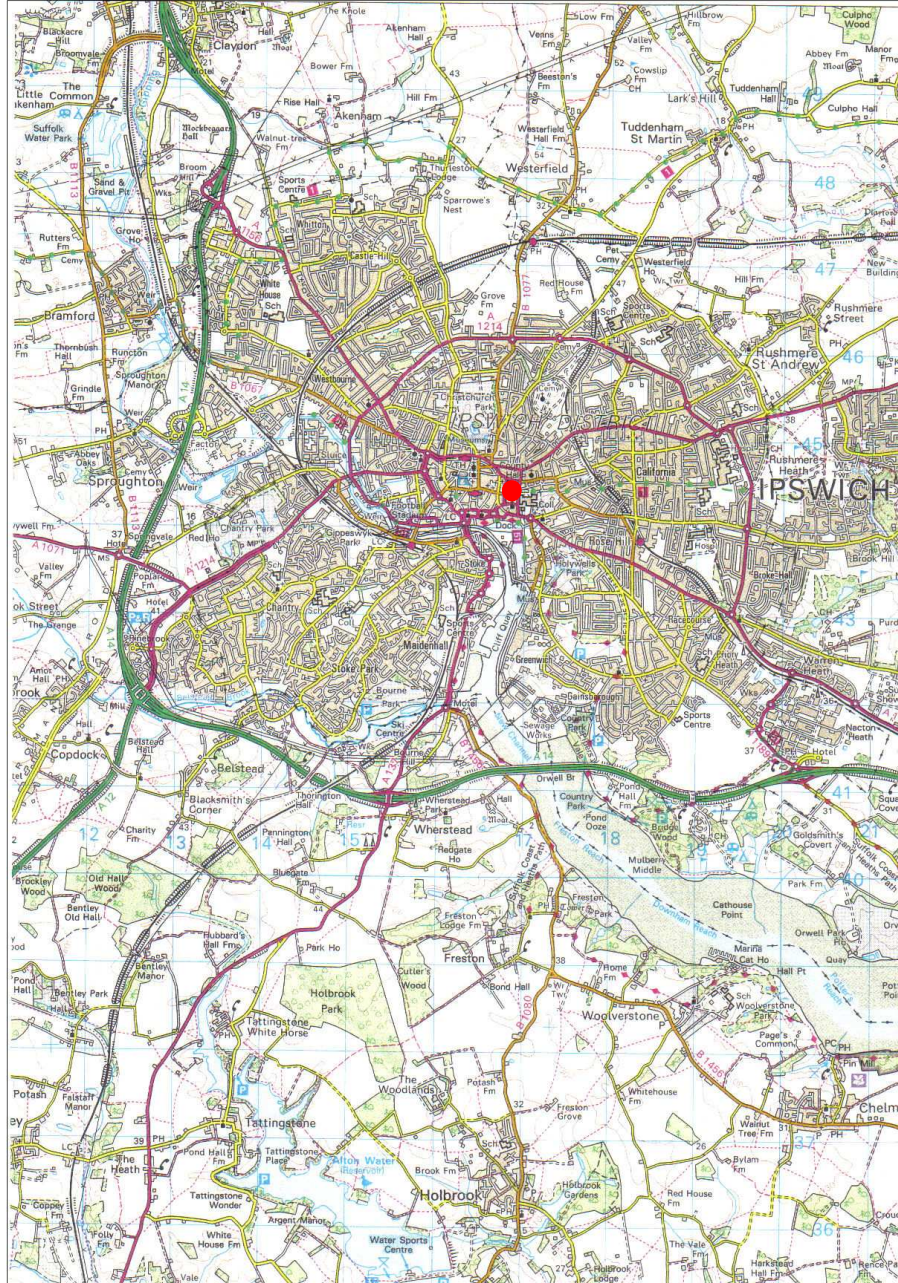
E: mhd@fennwright.co.uk

Contact: Mark Drummond



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Not to Scale - For Identification Purposes Only



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