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 Whybrow

Retail Unit – To Let/For Sale



41-43 Westgate Street, Ipswich, Suffolk, IP1 3DX

Asking Rent: £32,000 Per Annum

Asking Price: £320,000

4,331 Sq. Ft (402.4 Sq. M)

- Prominent Town Centre Location
- Double Fronted Shop
- Upper Floor Sales with potential to develop/convert (STP)
- Pedestrianised Thoroughfare
- New Lease Available

Location

Ipswich is a major county town with a resident population of circa 180,000 people. It benefits from excellent communication links via the A14 to the Midlands at Cambridge, the Port of Felixstowe and via the A12 to the M25 (junction 28) and Stansted Airport via the A120.

There are mainline rail links to London Liverpool Street with a fastest journey time of 1 hour 15 minutes.

The property is situated on Westgate Street, a pedestrianised thoroughfare just west of Ipswich's prime retail area (Tavern Street and Cornhill).



Description

The property comprises a three storey, terraced unit including substantial, double fronted ground floor sales area.

To the rear of the property provides storage and servicing via Black Horse Lane, first floor sales and second floor stock rooms and kitchen.

Accommodation

The property benefits from a Net Internal Area (NIA) of:

Ground Floor:	2,660 sq.ft
First Floor:	800 sq.ft
Second Floor:	871 sq.ft
Total:	4,331 sq.ft (402.4 sq.m)

Asking Terms

The property is available by way of a new Full Repairing and Insuring (FRI) lease for a term of years to be agreed, incorporating periodic upward only rent reviews at an asking rent of £32,000 per annum exclusive of Business Rates, VAT, and all other outgoings.

Asking Price

Freehold offers are invited in the region of £320,000 plus VAT.

Town Planning

We are advised that that the property benefits from a Class E (Retail) Use. Interested parties should make their own investigations with Ipswich Borough Council on 01473 432913.

Business Rates

The property appears in the Valuation List with a Rateable Value of £29,250.

Legal Fees

Each party is to bear their own legal costs throughout the course of any transaction.

Energy Performance Certificate

The unit requires reassessment for an EPC.



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