

PRIME CLASS E OPPORTUNITY

IPSWICH

22 TAVERN STREET

SUBJECT TO VACANT POSSESSION

Description

Ipswich is the largest town and one of the main retail destinations in the county of Suffolk. Ipswich train station provides direct services to London Liverpool Street in under 60 minutes. The subject premises is located in a prime and prominent position on the pedestrianised section of Tavern Street. The unit is adjacent to **Superdrug** and **Yours Clothing**, whilst in close proximity to **Vision Express**, **Vodafone**, **River Island** and **Pandora**.

Please refer to the attached copy of the street traders plan for further details.

Accommodation

The premises are arranged on ground, first, and second floor, having the following approximate accommodation:

Ground Floor Sales	3,234 sq. ft.	(300.45 sq. m)
First Floor Ancillary	1,210 sq. ft.	(112.41 sq. m)
Second Floor Ancillary	566 sq. ft.	(52.58 sq. m)
Total	5,050 sq. ft.	(464.44 sq. m)

Lease

The premises are available by way of a new effectively full repairing and insuring lease for a term to be agreed.

Rent

Upon application.

Service Charge

The service charge for the current financial year is £10,423.45 per annum.



Business Rates

We have been informed by the Valuation Office Agency of the following rating information:

Rateable Value	£82,500
UBR (26/27)	0.43p

All parties are to advised to make their own enquires to the relevant authority.

EPC

The property has an EPC rating of C 65. A full report is available upon request.

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

Viewing

Viewing is strictly by appointment through sole agents, **Green & Partners**, contacting:

Ben Sykes **07572 075103**
ben.sykes@greenpartners.co.uk

Mike Willoughby **07810 480291**
mike.willoughby@greenpartners.co.uk

Subject to Contract and Vacant Possession

