

PRIME CLASS E OPPORTUNITY IPSWICH 19 TAVERN STREET



SUBJECT TO VACANT POSSESSION

Description

The premises is prominently situated on the junction of Tavern Street and Tower Street adjacent to **The Body Shop**. Other occupiers in the nearby vicinity include **H&M, Vodafone, Paperchase, Flying Tiger, Hotter Shoes, Whittards, River Island, Hotel Chocolat** and **Pandora**.

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

Accommodation

The premises are arranged over ground, first, second and third floors, providing the following approximate accommodation:

Ground Floor Sales	972 sq. ft.	(90.03 sq. m)
Ground Floor Ancillary	24 sq. ft.	(2.23 sq. m)
First Floor Ancillary	972 sq. ft.	(90.03 sq. m)
Second Floor Ancillary	898 sq. ft.	(83.43 sq. m)
Third Floor Ancillary	244 sq. ft.	(22.67 sq. m)

Lease

The premises are available on a new FRI lease for a term of years to be agreed subject to upward only rent reviews on a 5 yearly basis.

Rent

Upon application. Turnover rents will be considered.

Availability

The property is offered on a new lease, subject to vacant possession.

Business Rates

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

Rateable Value	£38,000
UBR (23/24)	0.499p

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

EPC

The property has an EPC rating of E 103. A full report is available upon request.

Legal Costs

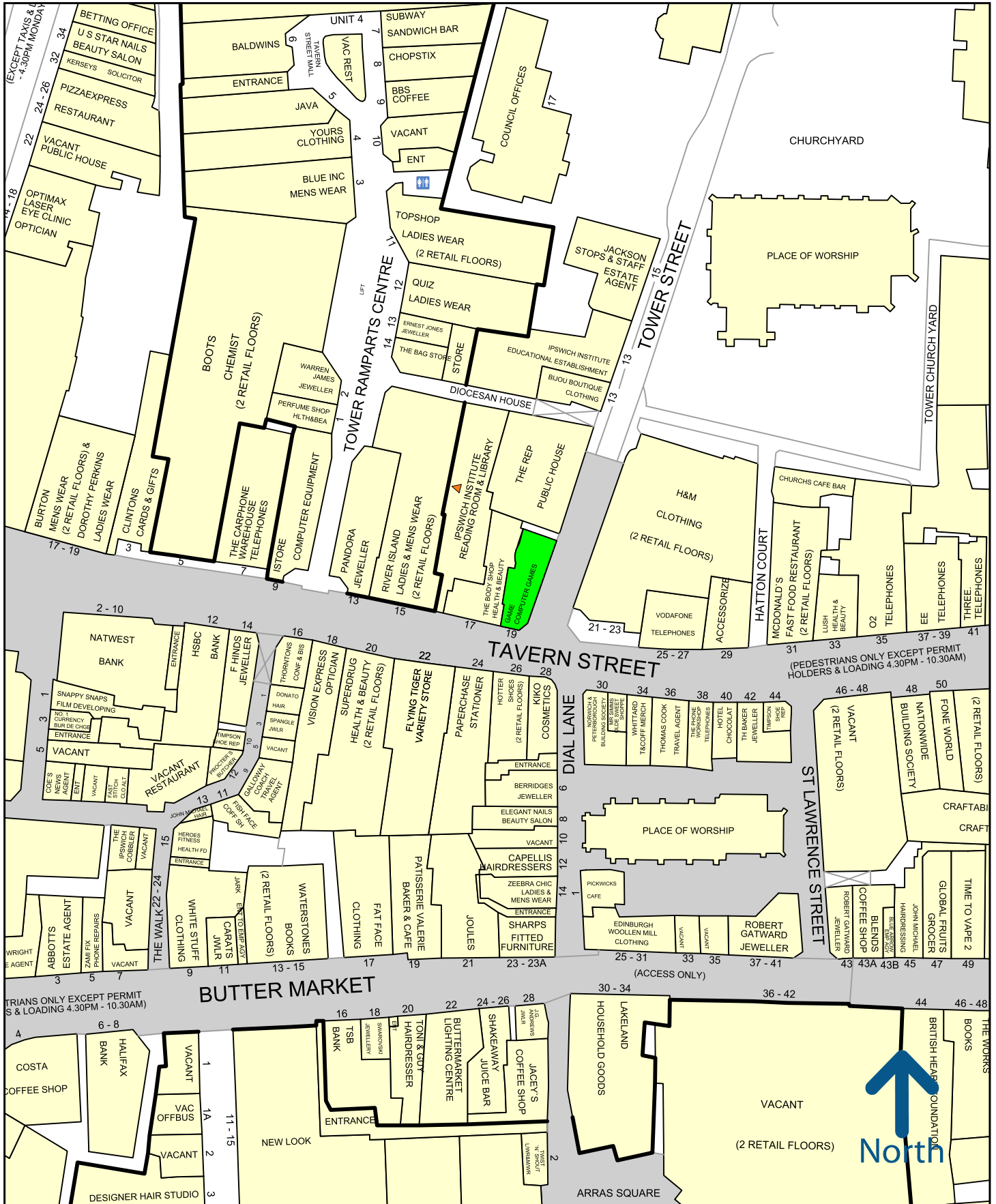
Each party to be responsible for their own legal costs incurred in this transaction.

Viewing

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

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

Subject to Contract



Experian Goad Plan Created: 12/04/2019
Created By: Green and Partners

