

CLASS E OPPORTUNITY

IPSWICH

30 TAVERN STREET



Description

The property is located in a prime and prominent corner of the street traders plan for further details. position on the pedestrianised section of Tavern Street in close proximity to **Superdrug, Vision Express, H&M, Vodafone, The Body Shop, 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, second and basement floors, having the following approximate accommodation:

Ground Floor Sales	1,131 sq. ft.	(105.07 sq. m)
First Floor Sales	1,514 sq. ft.	(140.66 sq. m)
Second Floor Ancillary	627 sq. ft.	(58.25 sq. m)
Basement Ancillary	862 sq. ft.	(80.08 sq. m)

Lease

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

Rent

£32,500

per annum exclusive.

Business Rates

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

Rateable Value	£39,500
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 121. A full report is available upon request.

Legal Costs

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

Viewing

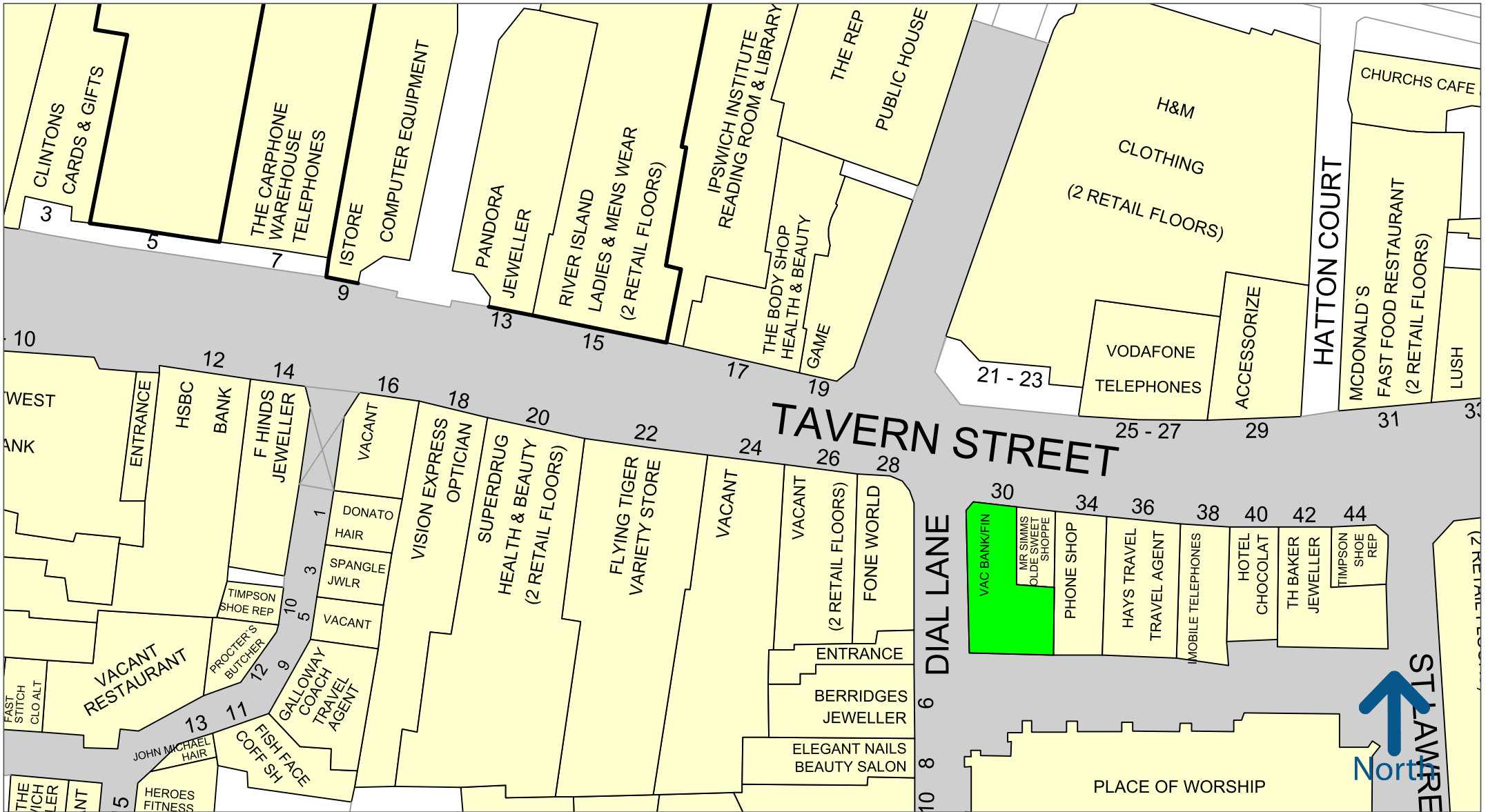
Viewing is strictly by appointment through joint agents, **Green & Partners**, contacting:

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

Or, **Roche Retail**, contacting:

Adrian Fennell **07880 975250**
adrianf@rochesurveyors.co.uk

Subject to Contract



25 metres

Experian Goad Plan Created: 24/05/2021

Created By: Green and Partners

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