

SHOP TO LET

IPSWICH

34 TAVERN STREET



SUBJECT TO VACANT POSSESSION

Description

The property is located in a prime position on the pedestrianised section of Tavern Street, opposite **H&M** and in close proximity to **Lush, Kiko, Vodafone and Body Shop**.

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

Accommodation

The premises are arranged on ground and basement floors, having the following approximate accommodation:

Ground Floor Sales	475 sq. ft.	(44.13 sq. m)
Basement Ancillary	356 sq. ft.	(33.07 sq. m)

Lease

The premises are available by way of a new full repairing and insuring lease for a term to be agreed, subject to 5 yearly upward only rent reviews.

Rent

£28,500

per annum exclusive.

Subject to Contract

Business Rates

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

Rateable Value	£30,250
UBR (20/21)	0.499p

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

EPC

The property has an EPC rating of F 130. This rating will be improved ahead of a new lease being agreed. A full report is available upon request.

Legal Costs

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

Viewing

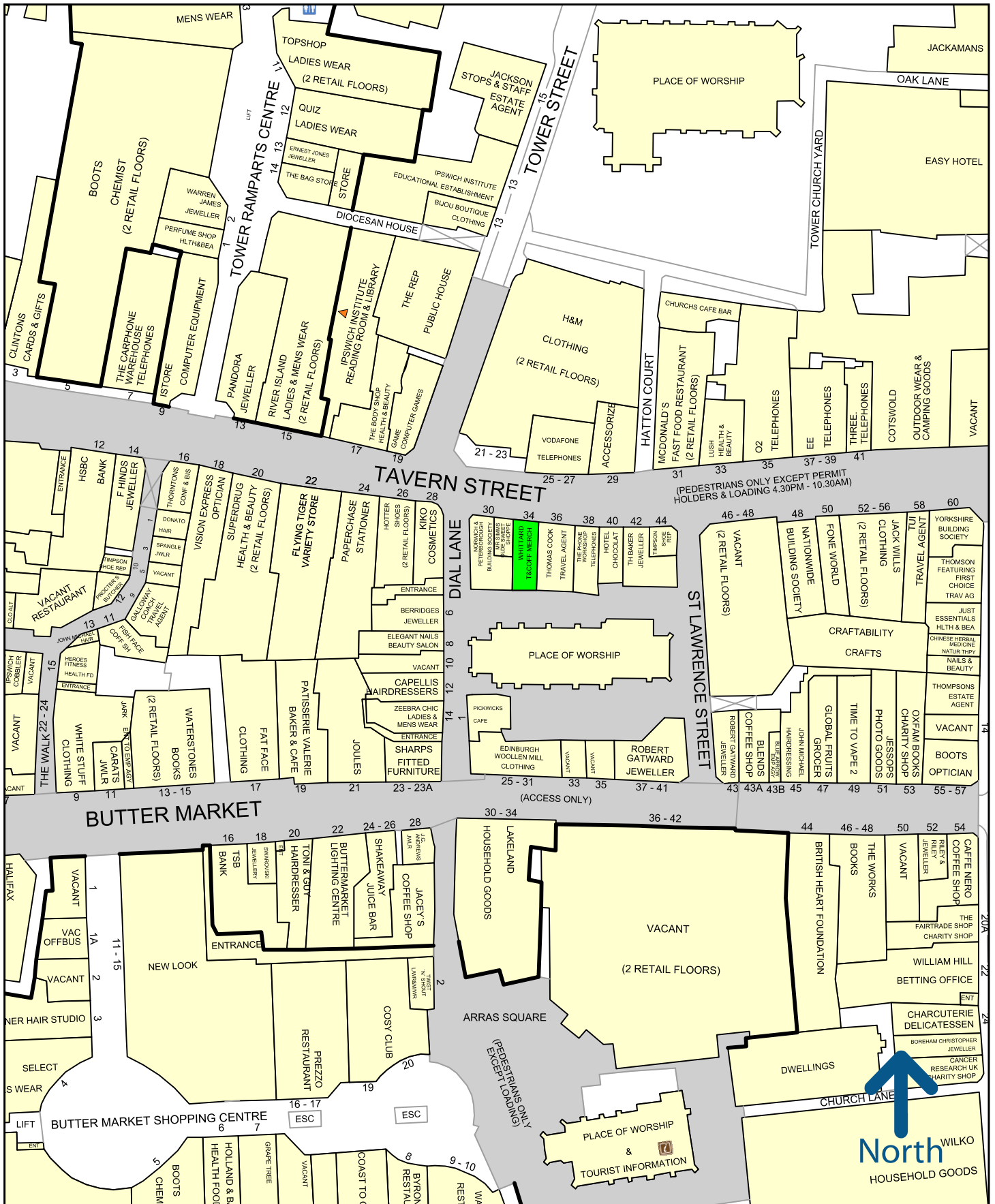
Viewing is strictly by appointment through joint agents, **Green & Partners**, contacting:

Harry Silcock 020 7659 4839
harry.silcock@greenpartners.co.uk

Mike Willoughby 020 7659 4827
mike.willoughby@greenpartners.co.uk

Or, **Roche Retail**, contacting:

Adrian Fennell 01603 756334
adrian.fennell@rochesurveyors.co.uk



50 metres

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

