

PRIME CLASS E OPPORTUNITY IPSWICH 24 TAVERN STREET



Description

The property is located in a prime and prominent corner 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 over ground, first and second floors, providing the following approximate accommodation:

Ground Floor Sales	2,370 sq. ft.	(220.2 sq. m)
Basement Ancillary	1,313 sq. ft.	(122.0 sq. m)
First Floor Ancillary	1,316 sq. ft.	(122.3 sq. m)
Second Floor Ancillary	1,706 sq. ft.	(158.5 sq. m)

Lease

The premises are available on a new effective FRI lease for a term of years to be agreed.

Rent

£65,000

per annum exclusive.

Availability

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

Service Charge

There is a service charge payable currently estimated at £6,157 per annum.

Business Rates

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

Rateable Value	£60,000
UBR (23/24)	0.512p

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

EPC

The property has an EPC rating of C 71. 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:

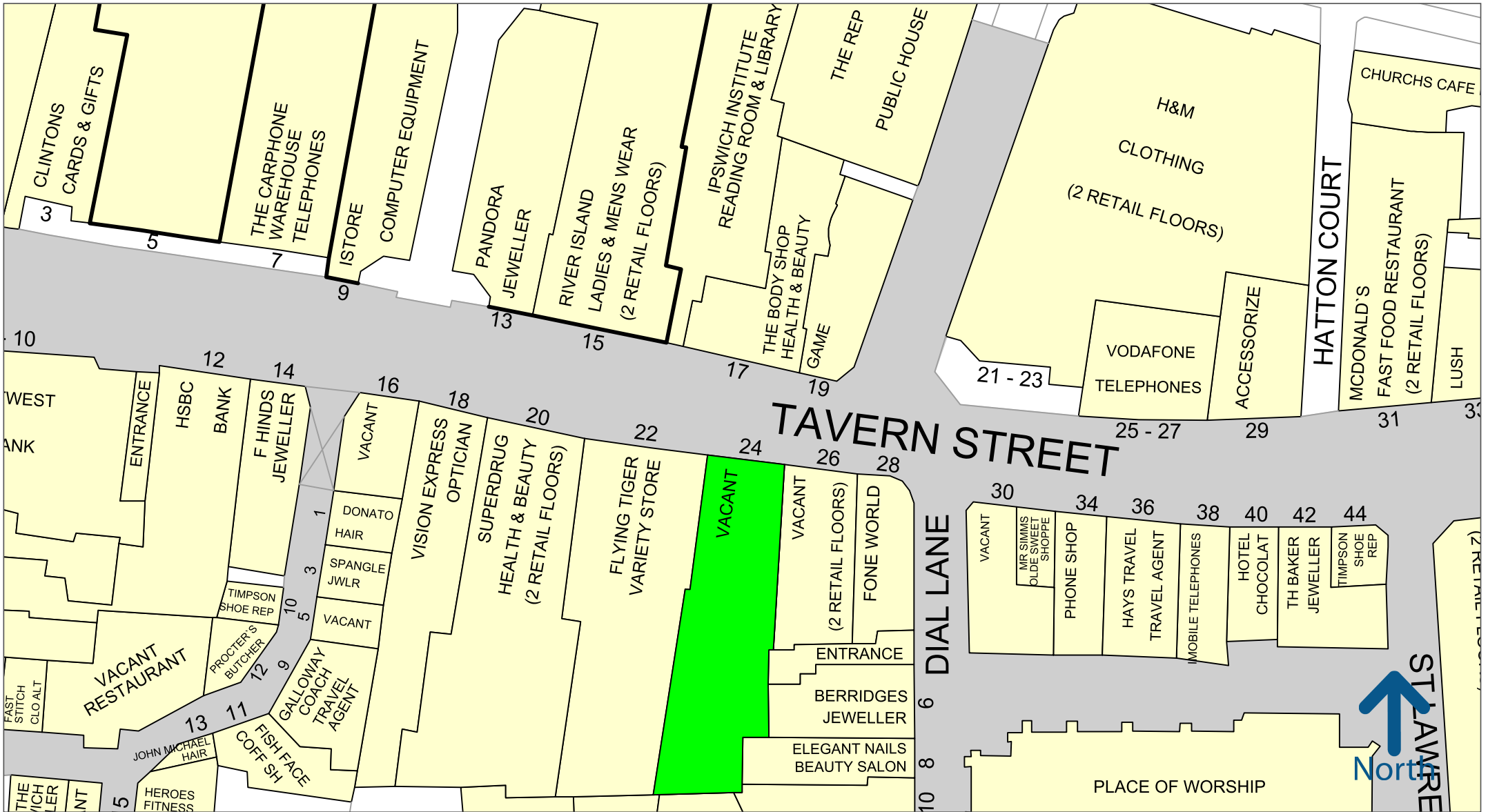
Abi Stoye **07375 625623**
abi.stoye@greenpartners.co.uk

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

Or, **Roche Retail**, contacting:

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

Subject to Contract



Experian Goad Plan Created: 24/05/2021
Created By: Green and Partners



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