

SHOP TO LET

IPSWICH

UNIT 3, SAILMAKERS



Description

Sailmakers Shopping Centre trades over two primary levels, with its main entrance linking directly onto the 100% prime pedestrianised pitch of Tavern Street. The centre also acts as a thoroughfare between Tavern Street and the town centre bus station, as well as 541 space multi-storey car park, which ensures a high level of footfall through the centre.

The premises are situated on the ground floor of the scheme, adjacent to **Boots** and **Yours**. The scheme is anchored by **TopShop**, **TopMan**, **River Island**, **Iceland** and **Poundland**.

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

Accommodation

The unit provides the following approximate dimensions and floor areas:

Ground Floor 2,806 sq. ft. (267.19 sq. m)

Lease

unit is available on a new effective full repairing and insuring lease for a term to be agreed subject to 5 yearly rent reviews in an upward direction only.

Rent

£60,000

per annum exclusive.

Service Charge

The current service charge for the financial year is £26,910 plus VAT per annum.

Business Rates

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

Rateable Value	£50,500
UBR (20/21)	0.512p

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

EPC

An EPC has been commissioned. 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 letting agents, **Green & Partners**, contacting:

Harry Jeffery 020 7659 4837
harry.jeffery@greenpartners.co.uk

Matt Beardall 020 7659 4836
matt.beardall@greenpartners.co.uk

Or, **AGL**, contacting:

Anthony Williams 020 7465 5118
anthony.williams@agl-london.co.uk

Subject to Contract



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