

PRIME SHOP TO LET

IPSWICH

10A WESTGATE



Description

The premises are situated in a prime location adjacent to **WH Smith** and in proximity to key footfall drivers such **Primark** and **JD Sports**. Other nearby occupiers include **Marks & Spencer**, **Cards Direct** and **Holland & Barrett**.

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	1,100 sq. ft. (102.19 sq. m)
First Floor	1,074 sq. ft. (99.77 sq. m)
Second Floor	1,074 sq. ft. (99.77 sq. m)

Lease

The premises are available by way of a new effectively FRI lease for a term of years to be agreed.

Rent

£55,000

per annum exclusive.

Service Charge

The current service charge for the financial year is £3,120 per annum.

Business Rates

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

Rateable Value	£72,600
UBR (20/21)	0.512p

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

EPC

The property has an EPC rating of C 61. A full report is available upon request.

Legal Costs

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

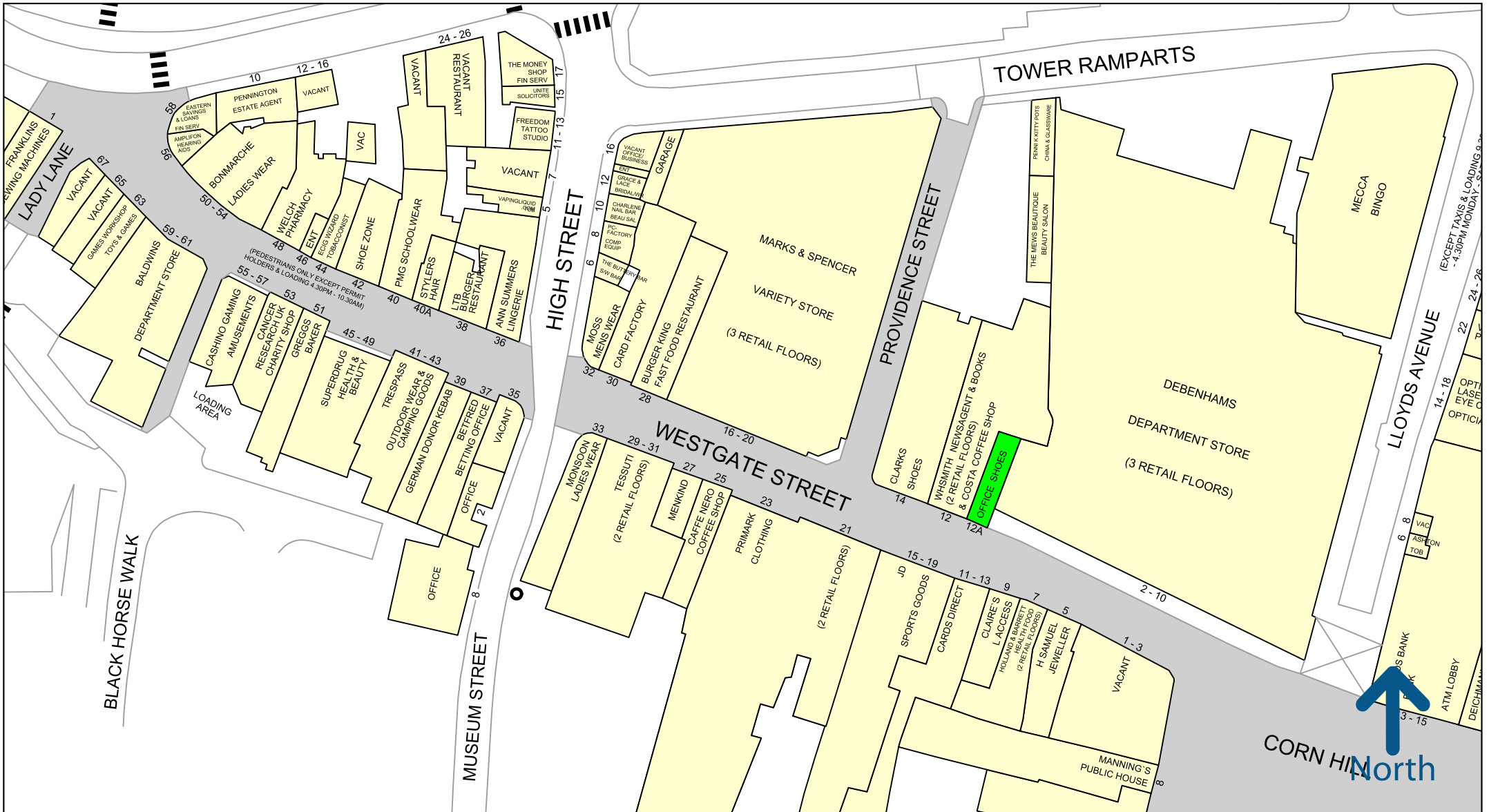
Viewing

Strictly by appointment through sole agents, **Green & Partners**, contacting:

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

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

Subject to Contract



50 metres

Experian Goad Plan Created: 24/08/2020
Created By: Green and Partners



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