

PRIME CLASS E OPPORTUNITY IPSWICH 26 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 property is arranged over four floors as follows:

Ground Floor Sales	1,248 sq. ft.	(115.9 sq. m)
Basement Ancillary	574 sq. ft.	(53.3 sq. m)
First Floor Ancillary	1,924 sq. ft.	(178.7 sq. m)
Second Floor Ancillary	1,889 sq. ft.	(175.5 sq. m)
Total	5,635 sq. ft.	(523.4 sq. m)

Lease

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

Rent

£45,000

per annum exclusive.

Availability

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

Subject to Contract



Service Charge

There is an annual service charge, for the year ending 28 September 2021, the budgeted amount is **£5,233.89** plus VAT. Further details are available upon request.

Business Rates

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

Rateable Value	£54,000
UBR (24/25)	0.546p

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

EPC

The property has an EPC rating of D 82. A full report is available upon request.

Legal Costs

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

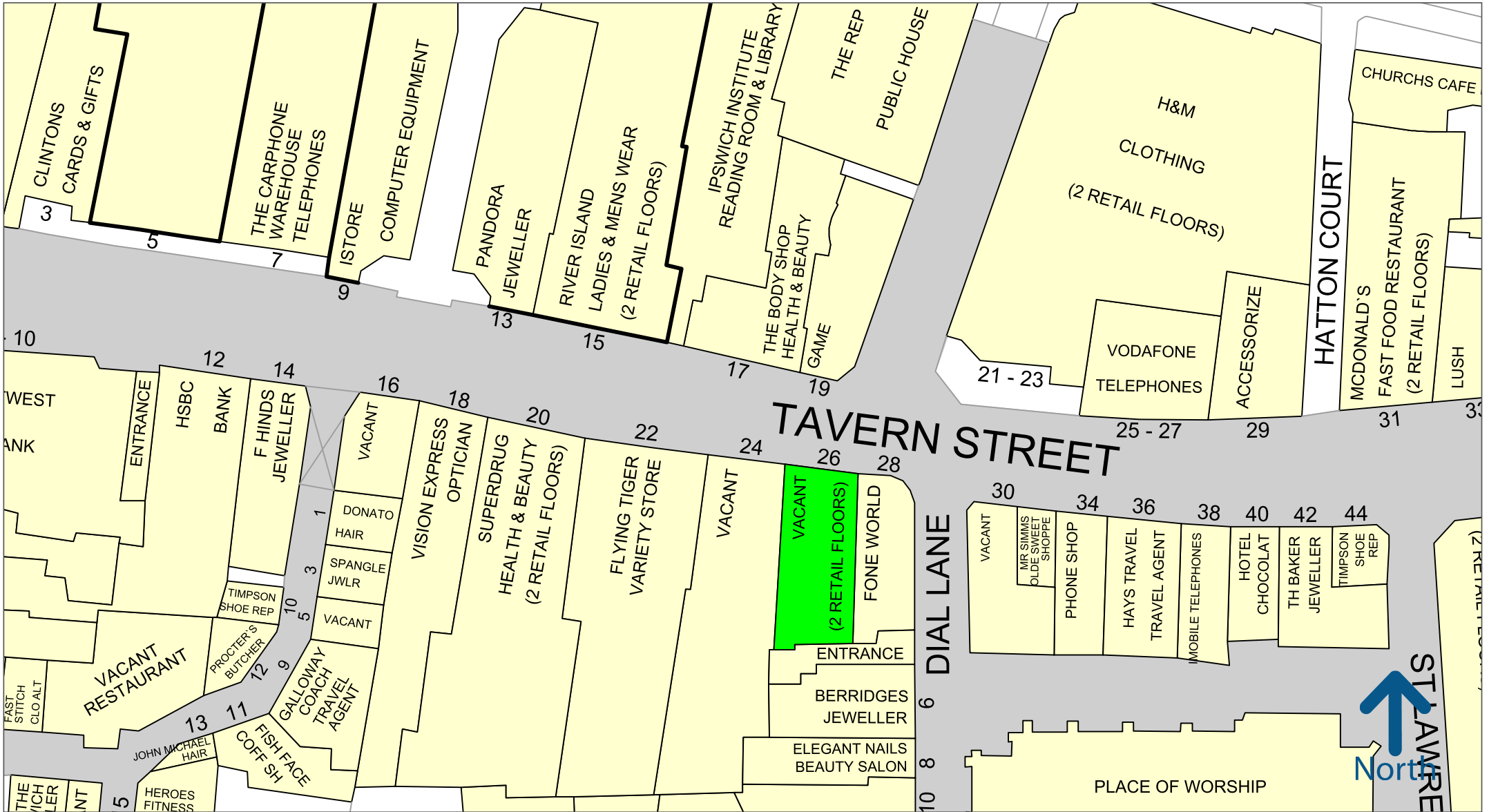
Viewing

Strictly by appointment through 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



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

25 metres

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