



AVAILABLE TO LET UPON A NEW LEASE

Self-contained Retail Unit within Attractive Parade

3 Thoroughfare, Ipswich, Suffolk, IP1 1BX

RENT

£8,000

per annum exclusive

FLOOR AREAS

268 sq ft

[24.85 sq m]

IN BRIEF

- » Attractive retail unit positioned in the town centre
- » Self-contained, suitable for a variety of users
- » Available for immediate occupation on a new lease

LOCATION

Ipswich is the county town of Suffolk with a resident population of approximately 130,000 and a retail catchment of almost 320,000.

The property is situated just off the main town square within a busy pedestrian thoroughfare linking the prime retail area of Tavern Street to the north and Buttermarket to the south.

Surrounding retailers include Snappy Snaps, The Botanist and Natwest.

DESCRIPTION

The premises comprises an attractive self-contained retail unit with glazed frontage.

The shop floor is fitted with a suspended ceiling, LED lighting and re-fit flooring. The property benefits from an electric water heater as well as wall mounted air-conditioning.

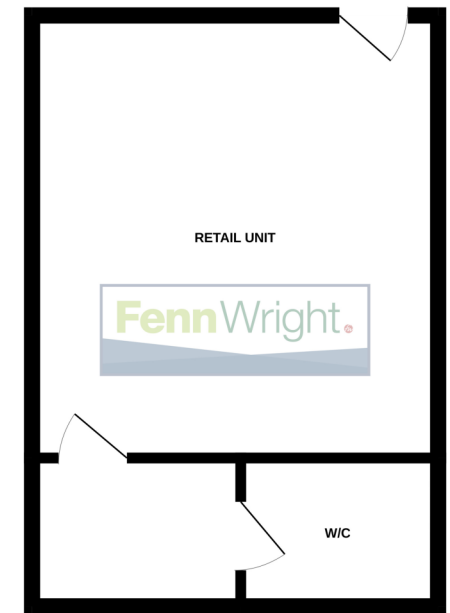
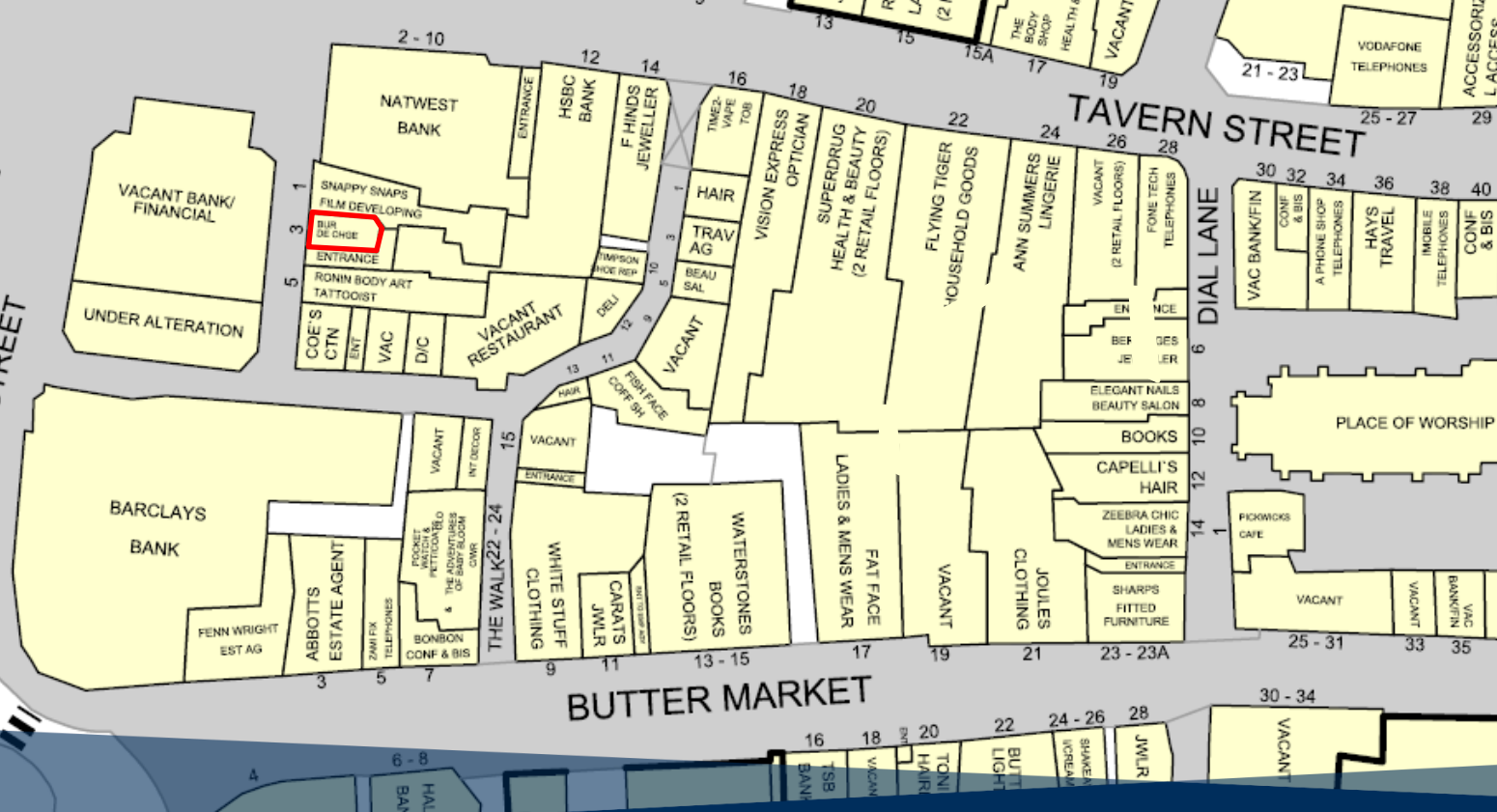
A W/C and small store room can be found to the rear.

ACCOMMODATION

Approximate Net Internal Floor Area

Ground Floor Sales Area	232 sq ft	(21.56 sq m)
Store	36 sq ft	(3.37 sq m)
W/C's	--	--
Total Net Internal Floor Area	268 sq ft	(24.85 sq m)





SERVICES

We understand that the property is connected to mains electricity, water and drainage.

We have not tested any of the services and all interested parties should rely upon their own enquiries with the relevant utility companies in connection with the availability and capacity of all of those serving the property including IT and telecommunication links.

LOCAL AUTHORITY

Ipswich Borough Council, Grafton House, 15/17 Russell Road, Ipswich, Suffolk, IP1 2DE Telephone 01473 43200

BUSINESS RATES

We understand that the premises are assessed as follows:

Rateable Value £ 7,000

Rates payable (2026/2027) £ 2,674

The Rates Payable referred to above are based on the UBR of £0.382 and assumes the occupier will benefit from Retail, Hospitality & Leisure relief . Small business rates may be available providing 100% exemption and all interested parties should make their own enquiries with the local rating authority in order to verify their rates liability.

PLANNING

It is assumed that the premises fall within Use Class E as defined in the Town and County Planning (Use Classes) Order 2020 which allow for a variety of commercial, business and service uses. Alternative uses will be considered subject to the relevant consents.

All interested parties should make their own enquiries with the local planning authority regarding their intended use.

ENERGY PERFORMANCE CERTIFICATE [EPC]

EPC Rating C(63) - 5675-5903-7022-9378-4677

TERMS

The premises are available on a new business lease for a term to be agreed and at an initial rent of £8,000 per annum.

The rent and service charge are exclusive of VAT.

SERVICE CHARGE

A service charge is payable in relation to the upkeep of the common areas of the estate. Further details are available upon request.

LEGAL COSTS

The landlord prepares the leases themselves, the tenant is to contribute to the landlords lease preparation costs to the sum of £250 plus VAT.

VIEWINGS STRICTLY BY APPOINTMENT

VIA SOLE LETTING AGENTS:

Fenn Wright

1 Buttermarket

Ipswich

Suffolk

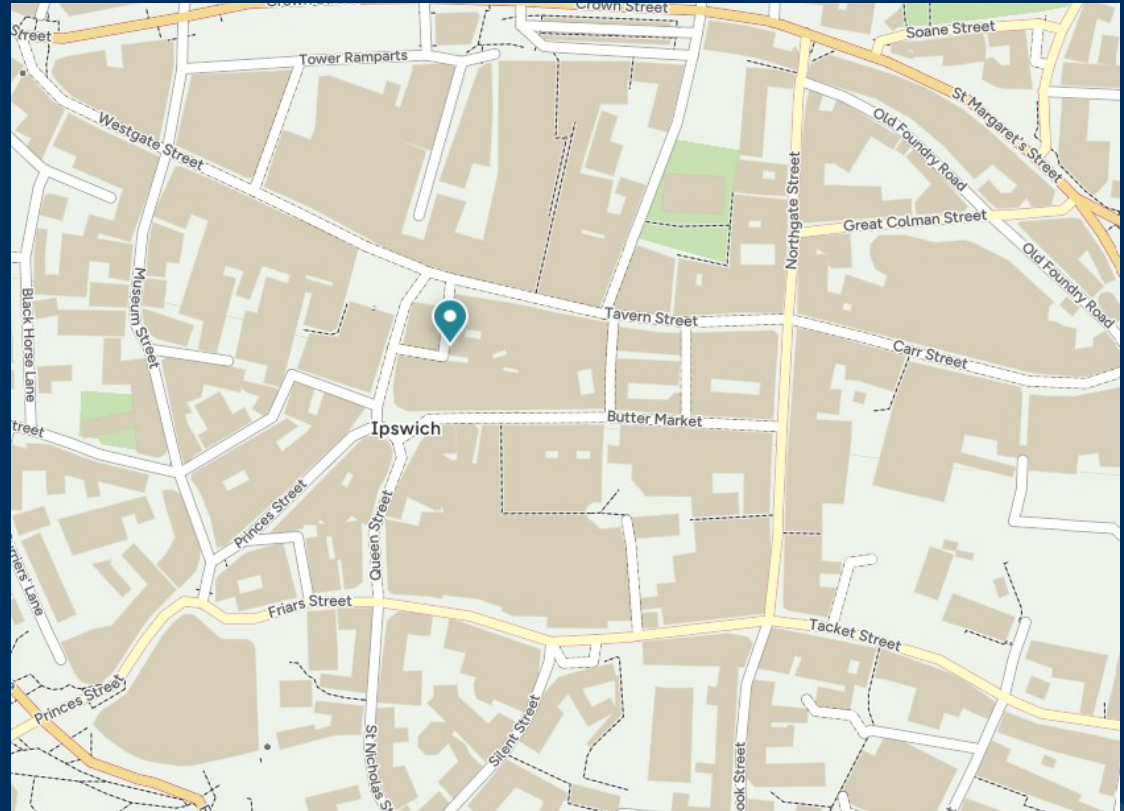
IP1 1BA

Contact:

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Particulars created March 2026

Fenn Wright

