

# TO LET

GROUND FLOOR RETAIL UNIT

## 547 sq.ft

(50.8 sq.m)

547 sq.ft (50.8 sq.m)  
Commercial space to let

SCAN HERE  
TO VIEW OUR  
BROCHURE



Michael Jackson  
michael@penncommercial.co.uk  
073 211 933  
071 083 167

Paul Bugeja  
Paul.Bugeja@colliers.com  
020 7344 6831  
07743 415 336

SHEET ANCHOR EVOLVE  
part of MCore



**M** UNIT 43

///drift.bond.zebra  
East Gate, 13 - 51 Carr Street  
Ipswich, Suffolk  
IP4 1HA

Nearby Occupiers Include

Specsavers

cardfactory

**b&m**



## LOCATION

The Eastgate Centre was reconfigured and substantially reconstructed in the early 2000's to create an outward facing parade of well configured shops at 13-51 Carr Street. The parade is anchored by a 33,000 sq ft B&M Bargains, with an additional 11 shops of varying sizes at ground floor and a large retail unit at first floor.

The premises occupy a prominent position on the north side of Carr Street, close to the junction with Upper Brook Street and Northgate Street. Nearby traders include The Entertainer, Milletts, Poundland, Specsavers and Costa.

## DESCRIPTION

The property comprises a ground floor retail unit with glazed frontage, kitchen, and WCs. There is a store room to the rear of the property that allows loading through Great Colman Street. There are public car parks nearby.

## AREA

Unit size: 547 sq.ft (50.8 sq.m).

## RENT

£12,000 per annum + vat.

## SERVICES

We understand that mains electricity and water are connected to the property.

## RATEABLE VALUE

Rateable Value: £9,700 + vat.

## SERVICE CHARGE

Service Charge: £741.47 + vat.

## ENERGY PERFORMANCE

EPC rating: D. Further information available upon request.

## PLANNING

Subject to planning. The property has consent for Class E uses. All interested parties should contact Ipswich Borough Council on 01473 432000.

## LEGAL COSTS

Each party is responsible for their own legal costs in connection with the granting of a lease.

## VAT

VAT is payable on all sums due to the landlord under the terms of the lease.



# 112,053 sq.ft

Total development area



# 18

Retail units on site



# Ample

Parking spaces nearby

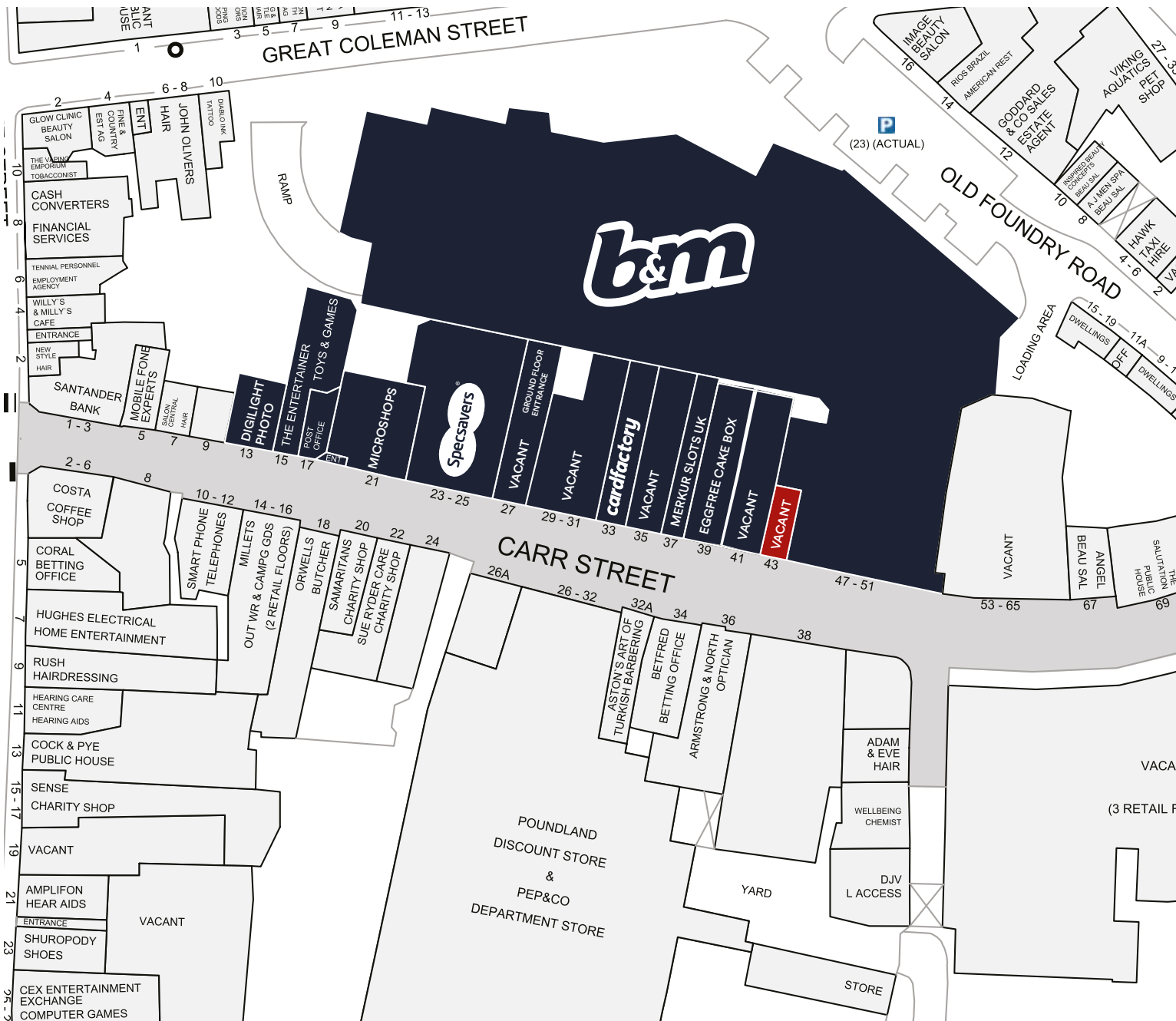
**SHEET ANCHOR EVOLVE**  
part of M<sup>Core</sup>

**Michael Tsimakis**  
07901 299 442  
mstsimakis@saevolve.com

**Viewing**  
Strictly via prior appointment  
with the appointed agent:



**Rachael Jackson**  
01473 211 933  
07471 083 167  
rachael@penncommercial.co.uk



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