

## *Ancient House, 30 Buttermarket, Ipswich*



### *Location*

Ancient House is located in Ipswich town centre, the largest town and a principal retail destination within Suffolk. Ipswich lies approximately 70 miles north-east of London and benefits from strong road links via the A14 and A12, providing access to the Midlands, London and the wider region. The town's railway station offers regular services to London Liverpool Street with journey times of around one hour.

The property is situated in a prominent position in the heart of the town on Buttermarket. The unit is adjacent to Flannels, Sports Direct, USC and GAME, whilst in close proximity to Fatface, Waterstones, White Stuff, TSB Bank and Toni & Guy. Buttermarket Shopping Centre is also nearby which includes the likes of TK Maxx, New Look, Wagamama, Superbowl and Omniplex Cinema.

### *Accommodation*

Ground Floor	2,827 sq ft	262.73 sq m
First Floor	3,450 sq ft	320.63 sq m
Second Floor	1,247 sq ft	115.89 sq m
Third Floor	810 sq ft	75.28 sq m
<b>Total</b>	<b>8,334 sq ft</b>	<b>774.54 sq m</b>

Consideration will be given to letting the premises as a whole or in part.

### *Contact*

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### *Lease Term*

The premises are available by way of a new Internal Repairing and Insuring lease for a term to be agreed.

### *Rent*

On application.

### *Rates*

Rateable Value	£30,500
Rates Payable	£11,652
UBR	0.382 (2026/27)

Interested parties are advised to make their own enquiries with the Local Planning Authority to confirm their exact liabilities and any transitional relief.

### *VAT*

VAT is applicable at the prevailing rate.

### *Energy Performance Certificate*

C(63). A copy of the certificate is available on request.

### *Viewing*

Viewings are to be arranged in advance via the Sole Agents, KLM Real Estate.

