

Retail / Leisure – Class E

First Floor Town Centre Retail Premises To Let



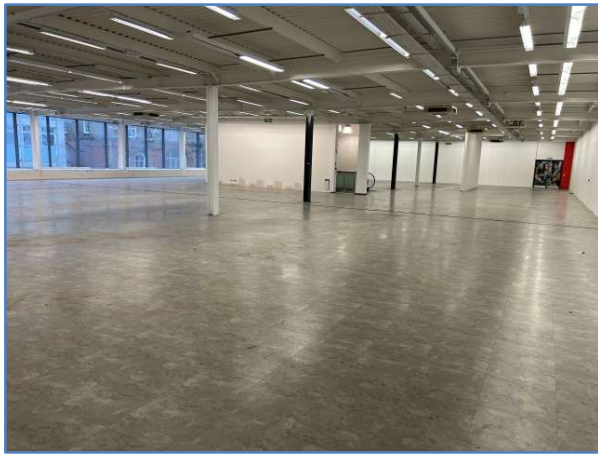
27 Carr Street, Ipswich, Suffolk IP4 1HA

Approx 1,543 sq m (16,609 sq ft)

- **Former Sports Direct premises in prominent town centre location**
- **Open plan first floor accommodation accessed from Carr Street via escalator, with internal lift and 50 car parking spaces in roof top car park**
- **Suitable for a variety of other uses i.e. conversion, community uses, medical drop-in centre, furniture showroom/storage, educational space and others s.t.p.p.**
- **Close to The Entertainer, Milletts, B&M, Specsavers, Costa and Santander**
- **To let on new lease at a rent of £75,000 per annum exclusive**
- **A long leasehold sale would be considered, price upon application**



2021 WINNER
MOST ACTIVE AGENT
SUFFOLK



Location

Ipswich is the administrative and county town of Suffolk with a resident population of 130,000 and a retail catchment population of approximately 300,000. The town lies on the River Orwell, approximately 70 miles north east of central London, 55 miles south east of Cambridge, 43 miles south of Norwich, and 18 miles north east of Colchester. Major roads in the area include the A12, which provides dual carriageway access to the A14, providing a principal link from the Port of Felixstowe (9 miles to the south east) to the East Midlands.

Situation

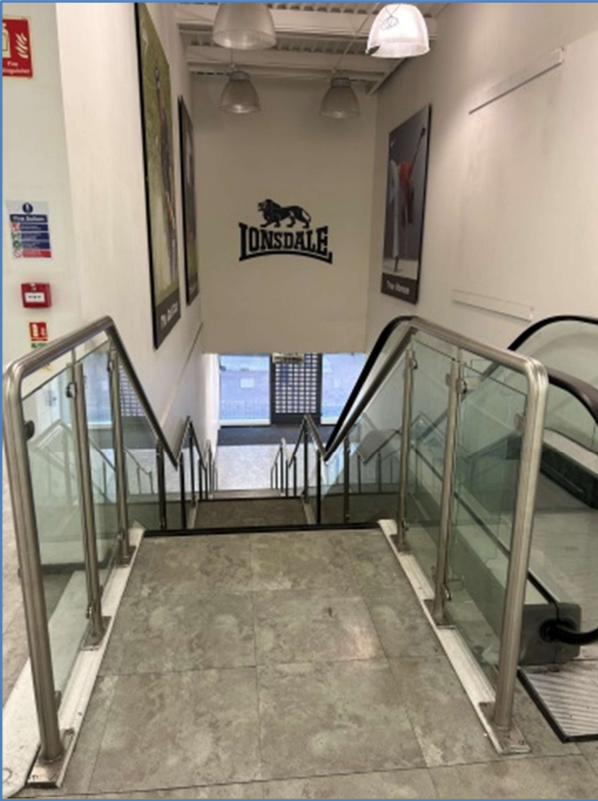
The property occupies a prominent position on the north side of Carr Street in the town centre, close to the junction with Upper Brook Street and Northgate Street. Nearby occupiers include The Entertainer, Milletts, B&M, Specsavers, Costa Coffee, Santander and Microshops.

Description

The property comprises open plan first floor retail accommodation accessed from Carr Street via a ground floor reception/entrance and escalator. The premises benefit from an internal lift, large retail area, mess/staff room, office and internal storage. Externally there are 50 car parking spaces in the roof top car park. The property was previously occupied by Sports Direct and would be suitable for a variety of different uses such as conversion, community uses, medical drop-in centre, furniture showroom/storage, educational space, and other uses subject to planning. There are public NCP car parks nearby.

Accommodation

Ground Floor Reception/Entrance	39 sq m	420 sq ft
First Floor Retail Area 1	1,139.2 sq m	12,263 sq ft
First Floor Retail Area 2	106.7 sq m	1,149 sq ft
First Floor Mess/Staff Room	31.9 sq m	343 sq ft
First Floor Office	6.3 sq m	68 sq ft
First Floor Internal Storage	37.9 sq m	407 sq ft
Total Floor Area (NI)	1,361 sq m	14,650 sq ft
Total Overall Floor Area incl Communal Areas (GI)	1,543 sq m	16,609 sq ft



EPC

A full copy of the EPC is available upon request, reference: 9074-0686-9773-8978-3126, rating B35, valid until March 2033.

Viewing

Strictly by prior appointment with sole agents Penn Commercial on:



Suite C, Orwell House,
The Strand, Wherstead,
Ipswich IP2 8NJ

01473 211933

shaun@penncommercial.co.uk
penncommercial.co.uk

Planning

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

Legal Costs

Each party to bear responsibility for their own legal costs incurred in this transaction.

Business Rates

Rateable Value £74,000. All interested parties should contact Ipswich Borough Council on 01473 433851.

Terms & Tenure

The property is available to let on a new internal repairing and insuring lease, for a term of years to be agreed, at a rent of £75,000 per annum exclusive. VAT is applicable. A long leasehold sale would be considered, price upon application.

Services and Service Charge

We understand that mains electricity and water are connected to the property. There is a service charge payable, to be confirmed. We understand this property is within the Business Improvement District and may be liable to pay the levy. Further information via www.ipswichcentral.com

