

CLASS E

TO LET: PROMINENT TOWN CENTRE GROUND FLOOR RETAIL UNIT



29-31 Carr Street, Ipswich, Suffolk IP4 1HA **Total Area Approx. 448.4 sq m (4,826 sq ft)**

- Town centre location, close to the popular Waterfront
- High footfall pedestrianised area adjacent to Specsavers, Card Factory, Costa & B&M
- Well-configured retail unit close to public car parks
- Ground floor sales area, with basement and rear access for loading

Available to let with immediate effect, at a rent of £30,000 per annum exclusive.





Location

Ipswich is the administrative and county town of Suffolk with a resident population of 150,000 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 (15 miles to the east) to the East Midlands.

Situation

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 Specsavers, B&M and Costa.

Description

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

Accommodation (all areas are approximate)

Total Area Approx. 448.4 sq m (4,826 sq ft)

Business Rates

Rateable Value: £31,750. All interested parties should contact Ipswich Borough Council on 01473 433851.

Planning

The property has Class E planning consent. All interested parties should contact Ipswich Borough Council on 01473 433200.

Energy Performance Certificate

EPC rating B. Further information available upon request.

Terms & Tenure

The premises are available to let, for a term of years to be agreed, at a commencing rental of £30,000 per annum exclusive.

VAT

VAT is applicable.

Legal Costs

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

Services & Service Charge

We understand that mains electricity and water are connected to the property, and gas for the boiler.

NB: None of the services have been tested and it is the responsibility of the proposed tenant to satisfy themselves as to their operation/ condition including any IT and telecommunications links.

Service Charge of £6,541.73 + VAT per annum.

Viewing

Strictly by prior appointment with sole agents Penn Commercial on:



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

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