

EWS

CHARTERED SURVEYORS



TO LET

12 QUEEN STREET, IPSWICH, IP1 1SS
PROMINENT GROUND FLOOR RETAIL UNIT WITH
RETURN FRONTAGE

1,052 SQ FT (97.7 SQ M)

31 LOWER BROOK STREET
IPSWICH, SUFFOLK, IP4 1AQ

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LOCATION

Ipswich is one of East Anglia's most important commercial centres with a catchment population of about 350,000. There are good road links to the M25, Midlands and London via the A12 and A14. London Liverpool Street is just over an hour away by train.

Queen Street is in the heart of Ipswich's central business district providing a key link between the town's prime shopping area and its principal office area where Willis, AXA, and Churchill Insurance all have major offices. Friars Street, which has a junction with Queen Street, is a main route into the town centre giving access to the Bus Station and Buttermarket Shopping Centre with its 430 space car park.

The property comprises a prominent retail unit at the town centre end of Queen Street having the benefit of return frontage and high footfall.

DESCRIPTION

The premises are arranged on a ground floor only with good natural lighting and include 2 WCs and a small kitchen area.

The specification includes ceiling mounted air conditioning, heating and perimeter trunking.

ACCOMMODATION

All measurements approximate

Ground floor sales 1,052 sq. ft. (97.7 sq. m)

Total 1,052 sq. ft. (97.7 sq. m)

EPC

An EPC has been commissioned and will be available shortly.

RATES

As obtained from the Valuation Office Agency website.

Rateable Value (2010): £19,750

Estimated Rates Payable (2015/16): £9736.75

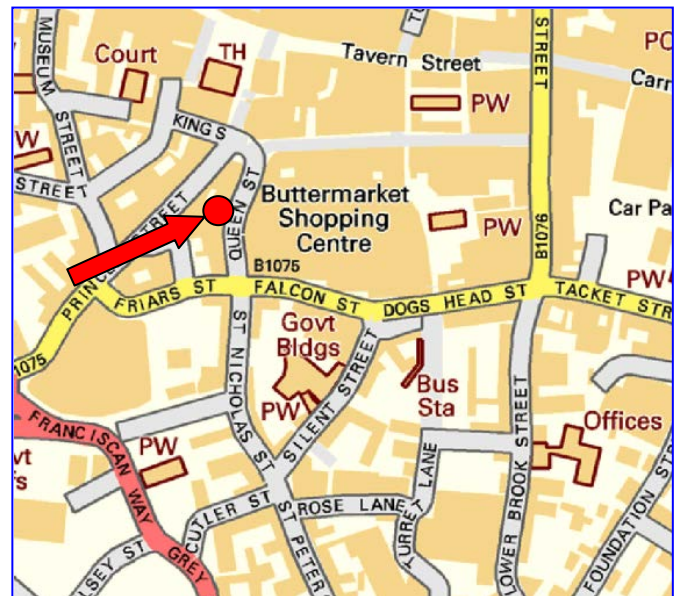
(Please note that this property may qualify for rates retail relief of up to £1,500)

TERMS

A new full repairing and insuring lease for a term of years to be agreed.

RENT

£19,500 per annum



VIEWING / FURTHER DETAILS **EWS** TELEPHONE 01473 216 200

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