

# EWS

CHARTERED SURVEYORS



**TO LET**

20 BUTTER MARKET, IPSWICH, IP1 1BP

PRIME TOWN CENTRE SHOP PREMISES

896 SQ FT (83.24 SQ M) + ANCILLARY ACCOMMODATION

31 LOWER BROOK STREET  
IPSWICH, SUFFOLK, IP4 1AQ

01473 216 200

team@ews.co.uk  
www.ews.co.uk

## 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.

Butter Market is at the heart of Ipswich's retail offering and is linked by various attractive pedestrian walkways to Tavern Street, the town's prime pitch.

The property itself is located in the middle of Butter Market. Nearby occupiers include New Look, Fat Face, White Stuff, Costa Coffee, Lakeland and Waterstones. The premises are also extremely close to the main entrance to the Buttermarket Centre which has been undergoing a multi-million pound transformation into a retail and leisure attraction with a 12 screen Empire Cinema and various national restaurant chains and a gym. The Centre also has a 430 space shopper's car park.

The premises were formerly a double unit but have recently been separated into two individual shops, the adjoining unit having been let to Swarovski Jewellers.

## DESCRIPTION

Externally the property offers an extensive glazed frontage set in an attractive Georgian building.

Internally the unit offers nearly 900 sq ft of good clear retail space with ample ancillary staff/storage accommodation to the rear of the ground floor and at basement level.

## ACCOMMODATION

All measurements approximate

Sales Area	896 sq ft (83.24 sq m)
Storage	224 sq ft (20.81 sq m)
Basement	963 sq ft (86.46 sq m)

## TERMS

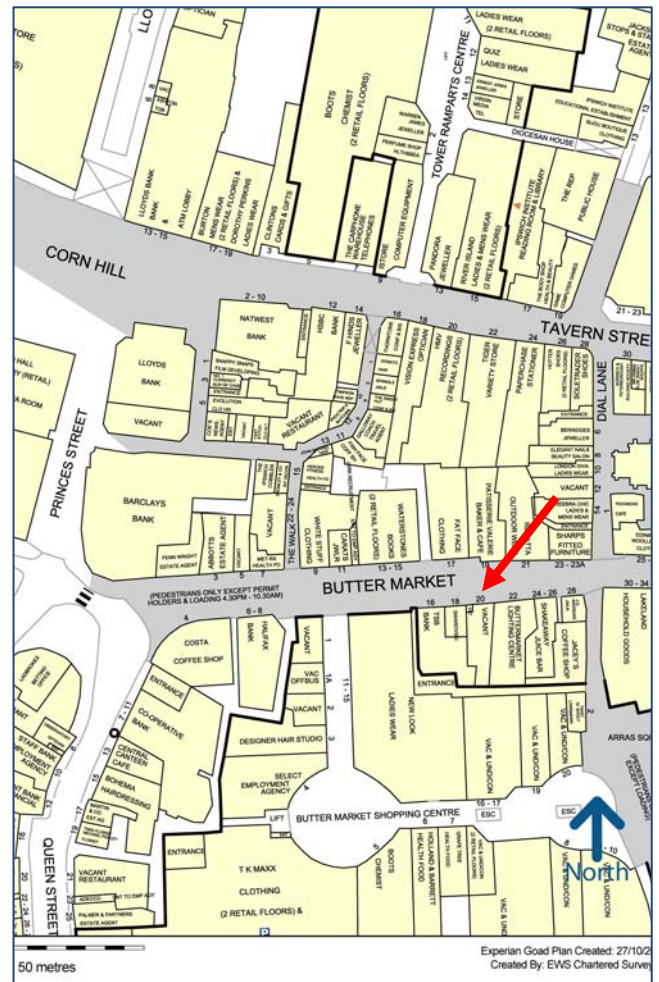
The property is available by way of a new fifteen year full repairing and insuring lease, incorporating upward only rent reviews at five yearly intervals.

## RENT

**£37,500** (thirty seven thousand five hundred pounds) per annum exclusive.

## RATES

To be reassessed as a result of the former double unit being split into individual shops.



## FOR FURTHER INFORMATION AND VIEWING ARRANGEMENTS CONTACT AMY BUTTERWORTH OR GEORGE WOODWARD

TELEPHONE: 01473 216 200

EMAIL: [TEAM@EWS.CO.UK](mailto:TEAM@EWS.CO.UK)