

# EWS

CHARTERED SURVEYORS



**TO LET**

21-23 QUEEN STREET, IPSWICH IP1 1SW

PROMINENT GROUND FLOOR RETAIL / RESTAURANT  
PREMISES

1,853 SQ FT (172.15 SQ M)

31 LOWER BROOK STREET  
IPSWICH, SUFFOLK, IP4 1AQ

**01473 216 200**

team@ews-eastanglia.co.uk  
www.ewssite.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.

The premises occupy a prominent position on Queen Street, in the heart of Ipswich's central business district. It links the town's prime shopping area with the principal office area where Willis, AXA and Churchill Insurance all have substantial offices.

Nearby occupiers include the principal Ipswich branches of Britannia Building Society and Barclays Bank, Subway and Costa Coffee.

The Buttermarket Shopping Centre with its 430 space shopper's car park is close by.

## DESCRIPTION

The premises comprise a prominent, self-contained ground floor unit benefiting from full height display windows to Queen Street with a return frontage. The upper parts are separately let.

There are kitchen and wc facilities at the rear of the premises.

The property has recently been used as a restaurant, but is also considered suitable for retail and professional uses such as Recruitment, Estate Agency, subject to planning permission.

## ACCOMMODATION

All measurements approximate

**Total** 1,853 sq ft (172.15 sq m)  
+ WCS

## RATES

As advised by Ipswich Borough Council:

Rateable Value (2010): £32,250.00  
Estimated Rates Payable (2011/12): £13,964.25

## ENERGY PERFORMANCE CERTIFICATE

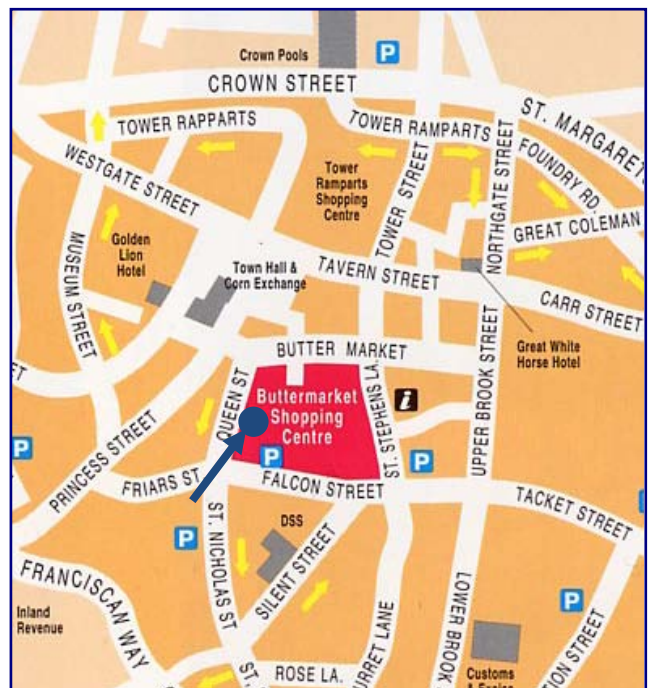
A copy of the EPC is available on request.

## TERMS

A new full repairing and insuring lease (partly by way of a service charge), for a term of years to be agreed, incorporating upward only rent reviews at three yearly intervals.

## RENT

**£32,500** (thirty two thousand five hundred pounds) per annum exclusive.



[VIEWING / FURTHER DETAILS](#) **EWS** TELEPHONE 01473 216 200

**CLARE WRIGHT**

email: [clare.wright@ews-eastanglia.co.uk](mailto:clare.wright@ews-eastanglia.co.uk)