

EWS

CHARTERED SURVEYORS



FREEHOLD COMMERCIAL INVESTMENT FOR SALE

26 PRINCES STREET, IPSWICH, IP1 1PH

TOWN CENTRE OFFICE BUILDING

LET ON A FULL REPAIRING LEASE TO SWINTON GROUP LTD.,
7 YEARS UNEXPIRED, CURRENT RENT £20,000 P.A.X
GUIDE PRICE £275,000 STC

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.

The premises are prominently located in the heart of Ipswich's prime commercial office area, overlooking the junction between Princes Street and Friars Street, directly opposite Willis plc's landmark black glass headquarters building.

Other nearby occupiers include national banks, building societies, estate agents and recruitment agencies.

Public car parks, restaurants and bars, the main bus station and Ipswich Waterfront are all within easy walking distance.

DESCRIPTION

The property comprises a three storey building with prominent display windows fronting on to Princes Street. The ground floor comprises sales / office accommodation with kitchen & wc facilities at the rear of the property together with a small courtyard. The upper parts are fully self-contained, but are currently unoccupied. There is also a basement.

ACCOMMODATION

All measurements approximate

Ground Floor

Sales 643 sq ft (59.74 sq m)

Kitchen 43 sq ft (3.95 sq m)

+ 2 x wcs

First Floor

Offices 596 sq ft (55.38 sq m)

Second Floor

Offices 447 sq ft (41.53 sq m)

Store 6 sq ft (0.59 sq m)

Kitchen 8 sq ft (0.79 sq m)

+ 2 x wcs

Basement 634 sq ft (58.90 sq m)

Total 2,377 sq ft (220.83 sq m)

ENERGY PERFORMANCE CERTIFICATE

An EPC has been commissioned and a copy will shortly be available on request.

TENANCY DETAILS

The property is let in its entirety on a full repairing and insuring basis to Swinton Group Ltd. for a term of 15 years from 25th December 2003 incorporating five yearly rent reviews at a current passing rent of £20,000 per annum exclusive.

The lease is guaranteed by Swinton (Holdings) Ltd.

Swinton was founded in 1957 and currently has over 600 local UK branches.

Swinton's latest accounts (31 Dec 2009) report a turnover of £263,159,000 and a tangible net worth of £48,408,000.
(source: Dun & Bradstreet Oct. 2011)

TERMS

Guide price **£275,000** (two hundred and seventy five thousand pounds) for the sale of the freehold subject to the existing lease.

Agents note: A Director of EWS has a personal interest in the property.



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

GEORGE WOODWARD OR CLARE WRIGHT

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