

EWS

CHARTERED SURVEYORS



2 NORTHGATE STREET, IPSWICH, IP1 3BZ

340 SQ FT (31.6 SQ M) PLUS STORAGE

HEART OF TOWN CENTRE RETAIL PREMISES

TO LET

31 LOWER BROOK STREET
IPSWICH, SUFFOLK, IP4 1AQ

01473 216 200

team@ews.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 overlook one of the busiest shopping street intersections in Ipswich where Tavern Street, Carr Street, Upper Brook Street and Northgate Street all meet. It adjoins a branch of Santander, is opposite Starbucks and very close to Jack Wills, Costa Coffee and Thomson Travel Agency.

DESCRIPTION

The premises comprise a retail unit with ancillary basement storage and additional external stores being part of a larger building which is Grade II Listed.

ACCOMMODATION

Ground Floor

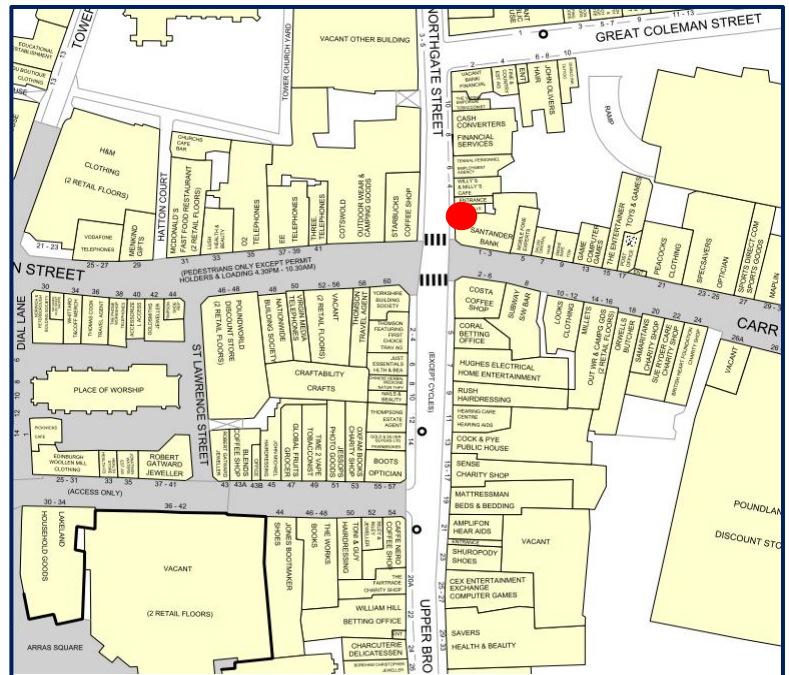
Sales Area
340 sq ft (31.6 sq m) approx.

WC to rear plus two external stores providing approximately 224 sq ft (20.8 sq m) of space

Basement

Storage
286 sq ft (26.6 sq m) approx..

Total Net Useable Floor Area:
850 sq ft (79 sq m) approx.



LEASE TERMS

The property is available to let on a full repairing 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

£15,000 (Fifteen thousand pounds) per annum exclusive.

BUSINESS RATES

Rateable Value (2017): £9,900

Agents note: Small Business Rates Relief potentially applies to this property whereby, assuming that the eligibility criteria are met (see: www.ipswich.gov.uk/content/small-business-rate-relief), there would be NO business rates payable at all.

VIEWING

Contact George Woodward. EWS Limited, Tel: 01473 216200 or email George.woodward@ews.co.uk

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