

EWS

CHARTERED SURVEYORS



FOR SALE / TO LET

2 TACKET STREET, IPSWICH, IP4 1AY
TOWN CENTRE BAR / RESTAURANT PREMISES

3,092 SQ FT (287.23 SQ M)

**A RARE OPPORTUNITY TO ACQUIRE TOWN CENTRE RESTAURANT /
BAR PREMISES**

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 property enjoys a very prominent corner location in Ipswich town centre, at the junction of Tacket Street and Lower Brook Street, only a few yards from Sainsbury's supermarket and a short distance from Ipswich's principal shopping streets, Tavern Street and Westgate Street. Close to the property are the Tacket Street and Cox Lane car parks. The surrounding area includes a wide variety of commercial uses, including bars, restaurants, shops, nightclubs and offices.

DESCRIPTION

An attractive and highly visible Grade II Listed building, with large display windows to both the Tacket Street and Lower Brook Street frontages.

The ground floor comprises a bar / restaurant area with kitchen preparation areas and an outside toilet. Stairs lead to the first floor accommodation, which provides further seating / an additional bar area and offices. The second floor comprises additional office / storage accommodation. At the rear of the property is an external store, a loading bay and an external staircase, which leads to additional self-contained rooms.

The property has most recently been used as bar / restaurant, but is also considered suitable for retail, A2 or office use, subject to planning.

ACCOMMODATION

All measurements approximate

Ground floor

Sales area	903 sq ft (83.90 sq m)
Kitchen/preparation areas	179 sq ft (16.65 sq m)
Loading bay	209 sq ft (19.42 sq m)
External store	306 sq ft (28.43 sq m)

+ WCS

First floor

Bar / restaurant	504 sq ft (46.82 sq m)
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+ WCS

Self-contained rooms (accessed via external staircase)
415 sq ft (38.56 sq m)

Second floor

Offices / stores 575 sq ft (53.45 sq m)

Cellar Accessed via a trap door – not inspected

RATES

As advised by Ipswich Borough Council:

Rateable Value (2010): £25,500.00

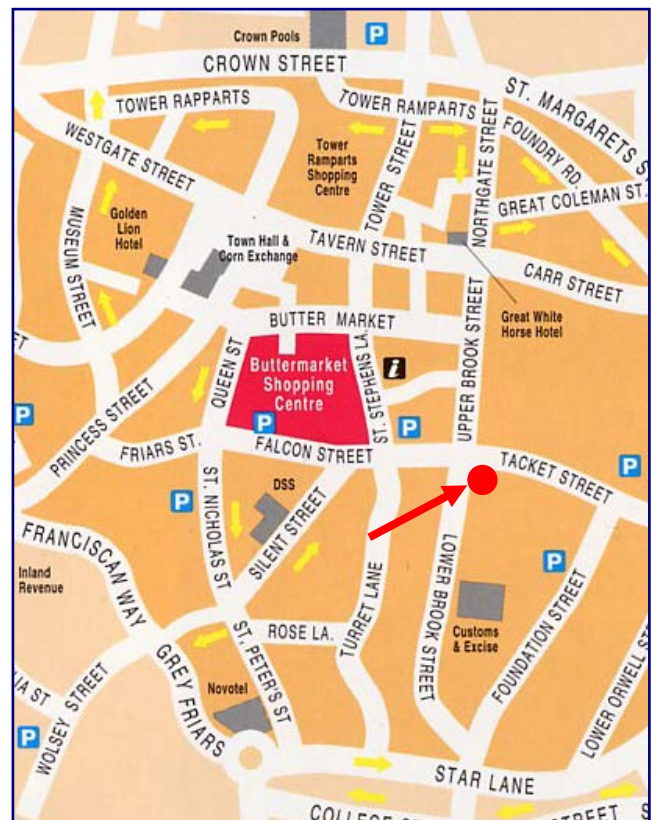
Estimated Rates Payable (2010/11): £11,041.50

TERMS

Offers are invited in the region of **£325,000** (three hundred and twenty five thousand pounds) for the sale of freehold with vacant possession.

This represents a rare opportunity to purchase freehold town centre premises.

OR, alternatively, could be made available to let on a full repairing and insuring basis, for a term of years to be agreed, at a commencing rent of **£27,500** (twenty seven thousand five hundred pounds) per annum exclusive.



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

GEORGE WOODWARD OR CLARE WRIGHT

email: clare.wright@ews-eastanglia.co.uk

Energy Performance Certificate

Non-Domestic Building



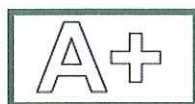
2 Tacket Street
IPSWICH
IP4 1AY

Certificate Reference Number:
0040-0532-6669-4274-7002

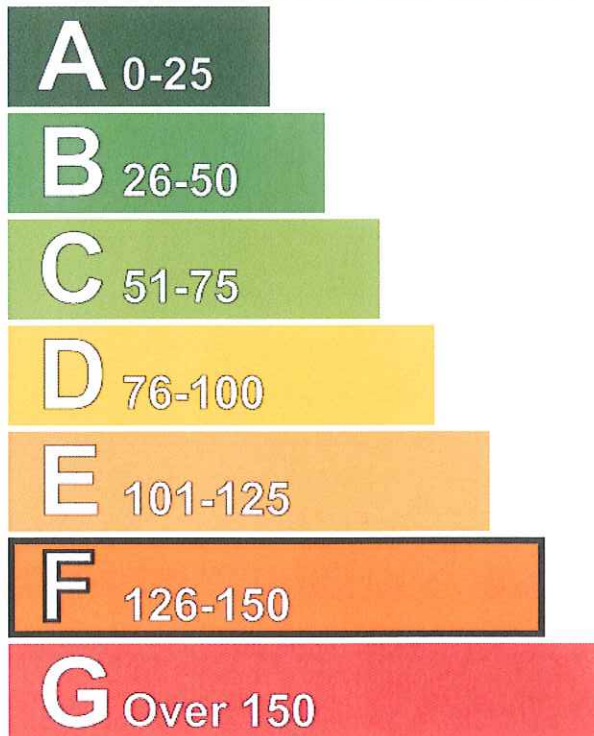
This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient



Net zero CO₂ emissions



◀ 150 This is how energy efficient the building is.

Less energy efficient

Technical information

Main heating fuel:	Grid Supplied Electricity
Building environment:	Air Conditioning
Total useful floor area (m ²):	273
Building complexity (NOS level):	3
Building emission rate (kgCO ₂ /m ²):	244.95

Benchmarks

Buildings similar to this one could have ratings as follows:

39	If newly built
105	If typical of the existing stock