

EWS

CHARTERED SURVEYORS



FOR SALE FREEHOLD

31 ST PETER'S STREET, IPSWICH, IP1 1XF

ATTRACTIVE HISTORIC SHOP PREMISES LOCATED IN THE HEART
OF IPSWICH'S LEADING SPECIALITY SHOPPING LOCATION

1181 SQ FT APPROX (109.67 SQ M)
PLUS CELLAR AND WORKSHOP / STUDIO TO REAR

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, the Midlands and London via the A12 and A14. London Liverpool Street is just over an hour away by train.

The property occupies a prominent position on the eastern side of St Peter's Street, a shopping street of considerable character linking the regenerated Ipswich Waterfront with the town's central shopping facilities and its principal office area. Adjoining occupiers include an interesting mix of specialist shops and a number of restaurants and bars.

DESCRIPTION

A building with a wealth of exposed timbers and other historic features arranged on ground, first and second floors with a cellar plus a small yard to the rear with an external studio / workshop.

ACCOMMODATION

All measurements approximate

Ground Floor

Retail Area	22.94 sq m	(247 sq ft)
Rear Sales	12.51 sq m	(135 sq ft)
Kitchen	3.46 sq m	(37 sq ft)
Lobby and WC		

First Floor

Front Room	22.54 sq m	(243 sq ft)
Rear Room	14.00 sq m	(151 sq ft)

Second Floor

Office / Stores	16.83 sq m	(181 sq ft)
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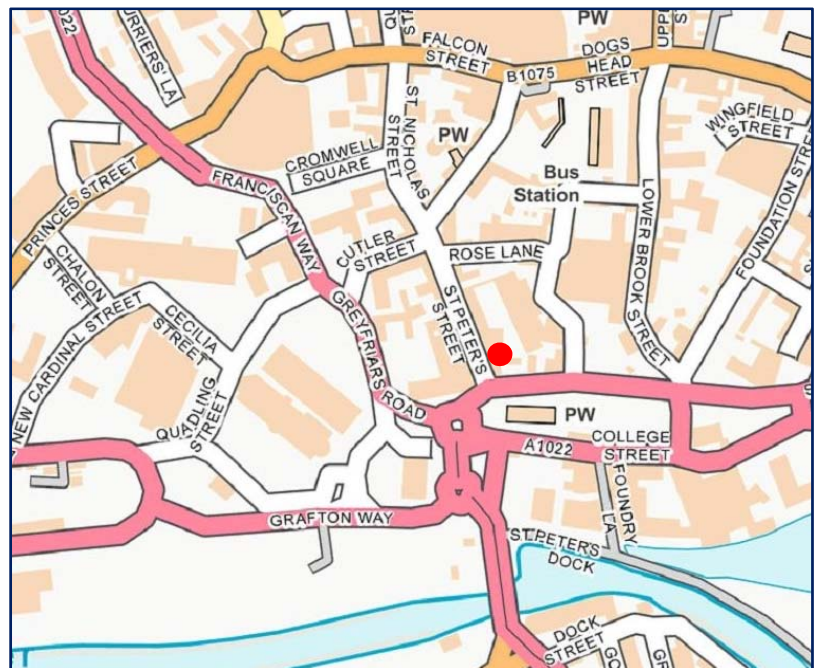
Cellar

(not inspected)

Outside

Store	17.39 sq m	(187 sq ft)
WC		

Total 109.67 sq m (1181 sq ft)



PRICE

For Sale freehold with full vacant possession at a price of **£195,000** (One hundred and ninety-five thousand pounds)

RATES

As obtained from the Valuation Office Agency website:

Rateable Value (2017): £8,500

Estimated Rates Payable (2017/18): £3,961

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 Ltd, Tel: 01473 216200 or email George.woodward@ews.co.uk

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