

EWS

CHARTERED SURVEYORS



TO LET

5 BUTTER MARKET, IPSWICH, IP1 1BE

PRIME TOWN CENTRE SHOP PREMISES

WITH 1ST / 2ND FLOOR OFFICES / STORAGE AND BASEMENT ANCILLARY
SPACE TOTTALLING 1,105 SQ FT (102.66 SQ M)

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 town is a successful and established retailing centre, with a wide range of key national multiple retailers and major stores occupied by Debenhams, Marks & Spencer and Primark.

The property itself is located at the western end of Butter Market close to Cornhill, the very heart of Ipswich town centre. Nearby occupiers include New Look, Fat Face, White Stuff, Costa Coffee and Waterstones. The premises are also virtually opposite the main entrance to the Butter Market Centre which has been undergoing a multi-million pound transformation into a retail and leisure attraction with a 12 screen Empire Cinema, new TK Maxx store, various national restaurant chains and a gym. The centre also has a 430 space car park.

DESCRIPTION

The premises comprise a ground floor shop unit having an internal width of 13ft 3ins (4.07m) with ancillary space at basement level plus two upper floors of accommodation previously used as offices.

ACCOMMODATION

All measurements approximate

Ground Floor	400 sq ft (34.60 sq m)
First Floor	375 sq ft (32.20 sq m)
Second Floor (WC & Kitchen)	60 sq ft (5.47 sq m)
Second Floor (Office)	187 sq ft (17.39 sq m)
Basement	270 sq ft (23.60 sq m)

RATES

As advised by Ipswich Borough Council:

Rateable Value (2010): £17,250.00
Estimated Rates Payable (2016/17): £ 8,573.25

TERMS

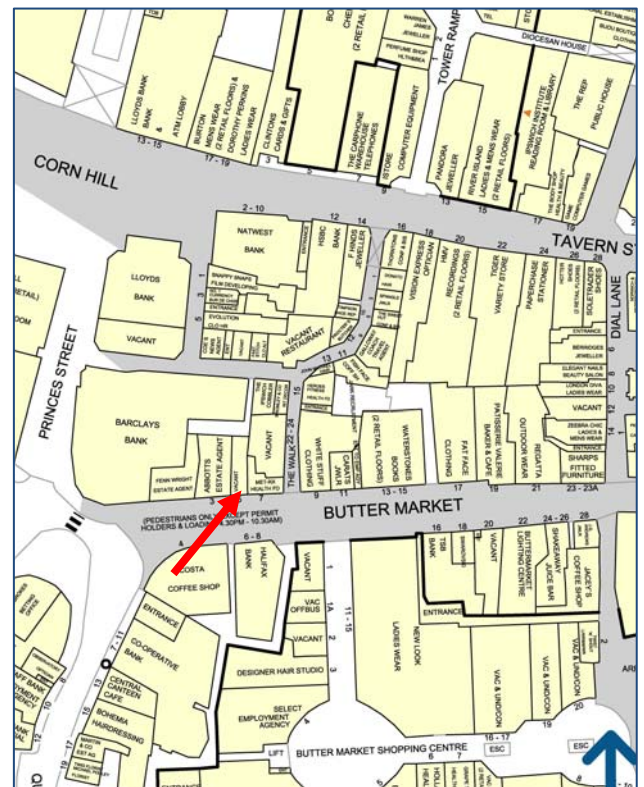
The property is available by way of a ten year full repairing and insuring lease, incorporating a rent review after five years.

RENT

£22,000 (twenty two thousand pounds) per annum exclusive.

ENERGY PERFORMANCE CERTIFICATE

Rating: F (145)



**FOR FURTHER INFORMATION AND VIEWING ARRANGEMENTS CONTACT
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