

# EWS

CHARTERED SURVEYORS



4 FALCON STREET, IPSWICH, IP1 1SL

817 SQ FT (75.90 SQ M)

TOWN CENTRE SELF CONTAINED SHOP / OFFICE PREMISES

**TO LET**

31 LOWER BROOK STREET  
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## LOCATION

The premises are situated at the junction of four key roads in the heart of Ipswich's central business district - Queen St, Falcon St, Friars St and St. Nicholas St – a short walk from the town's prime shopping area and its principal office location. The recently refurbished Buttermarket Centre, with its wide range of shops, restaurants and leisure facilities and 400 space car park, is directly opposite the premises and the speciality shopping/restaurant area of "The Saints" (St Nicholas St & St Peters St) is literally "round the corner". One of the town's two bus stations is two minutes' walk away. The wide variety of occupiers in the immediate vicinity of 4 Falcon Street include estate/letting agents, a hairdresser, travel agent and bars/restaurants.

## DESCRIPTION

Arranged as an open plan ground floor "sales" area with a large display window plus three offices at first floor level and ground floor kitchen & two w.c.'s, the premises would suit a wide variety of retail/office uses (without any need for Change of Use planning permission being required because of an existing A2 planning use).

## ACCOMMODATION

Display Frontage 9'10"  
Internal Width 13'8" (max)

### Ground Floor

Office / sales area 400 sq ft  
Kitchenette 61 sq ft  
W.C.

### First Floor

Three offices totalling 356 sq ft  
W.C.

**Total Net Useable Floor Area: 817 sq ft (75.90 sq m)**



## LEASE TERMS

The property is available to let on a new full repairing and insuring lease for a term of years to be agreed incorporating upward only rent reviews at three yearly intervals.

## RENT

Commencing rent **£14,500 per annum exclusive**. (The rent is NOT subject to VAT).

## BUSINESS RATES

Rateable Value (2017): £7,400

**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](http://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](mailto:George.woodward@ews.co.uk)