

# EWS

CHARTERED SURVEYORS



**TO LET**

GROUND FLOOR, 15/17 PRINCES STREET,  
IPSWICH, IP1 1PH

**TOWN CENTRE GROUND FLOOR OPEN-PLAN PREMISES**

Considered suitable for A2 uses, incl. estate agency / recruitment, and retail – subject to planning

1,680 SQ FT (156.10 SQ M)

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

The premises are prominently located in the heart of Ipswich's prime commercial office area. Other nearby occupiers includes national banks, building societies, estate agents and recruitment agencies. Public car parks, restaurants and bars, the main bus station and Ipswich Waterfront are all within easy walking distance.

## DESCRIPTION

The premises comprise a ground floor suite, with a prominent display window. The suite provides mainly open plan accommodation, with two individual rooms and kitchen facilities at the rear.

The suite's specification includes suspended ceilings and perimeter trunking.

The premises have most recently been used by a recruitment office, but are considered suitable for a variety of uses including retail, and other A2 uses (professional services), such as financial services and estate agency (planning may be required – all interested parties are advised to contact Ipswich Borough Council's planning department).

## ACCOMMODATION

All measurements approximate

**Total** 1,680 sq ft (156.10 sq m)

## RATES

The ground floor is currently assessed as a whole, and will need to be re-assessed.

## ENERGY PERFORMANCE CERTIFICATE

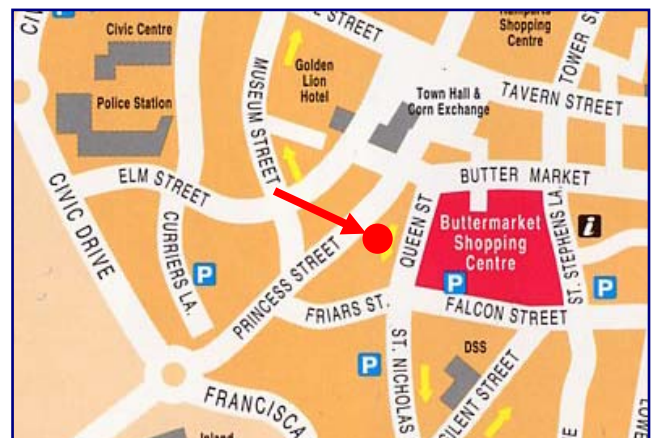
An EPC has been commissioned.

## TERMS

A new full repairing and insuring 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

**£21,500** (twenty one thousand five hundred pounds) per annum exclusive, plus VAT.



[VIEWING / FURTHER DETAILS](#) **EWS** [TELEPHONE 01473 216 200](tel:01473216200)

**GEORGE WOODWARD**

email: [george.woodward@ews.co.uk](mailto:george.woodward@ews.co.uk)