

# EWS

CHARTERED SURVEYORS



**TO LET**

15-17 UPPER BROOK STREET, IPSWICH IP4 1EG

TOWN CENTRE RETAIL UNIT

GROUND FLOOR SALES 1,093 SQ FT (101.50 SQ M)  
+ FIRST FLOOR 791 SQ FT (73.51 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 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, Next and Primark.

The property is located in Upper Brook Street, which forms part of the main retailing pitch of the town centre. It connects with the prime shopping street of Tavern Street, as well as linking to Buttermarket and Carr Street.

Nearby occupiers include Sainsbury's, Wilkinson, Savers Health & Beauty, Café Nero, Boots Optician and Matressman.

## DESCRIPTION

The property comprises a two storey retail unit, providing sales accommodation on the ground floor, together with ancillary accommodation, including stores, an office, and kitchen on the first floor.

The first floor could be used as further sales accommodation.

The property has a fully glazed frontage, including the first floor.

## ACCOMMODATION

All measurements approximate

### Ground floor

Sales Area 1,093 sq ft (101.50 sq m)

### First floor

Stores / office / kitchen 791 sq ft ( 73.51 sq m)

**Total 1,884 sq ft (175.01 sq m)**

+ Basement – not accessed, nor measured (accessed via a trapdoor)

## RATES

As advised by Ipswich Borough Council:

Rateable Value (2010): £26,250.00

Rates Payable (2014-15): £12,652.50

## ENERGY PERFORMANCE CERTIFICATE

Rating: D (81)

## TERMS

A new full repairing and insuring lease, for a term of years to be agreed, incorporating three or five yearly upward only rent reviews (depending on lease length).

## RENT

**£32,000** (thirty two thousand 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)