

# EWS

CHARTERED SURVEYORS



TO LET

18-20 BUTTER MARKET, IPSWICH, IP1 1BP

PRIME DOUBLE-FRONTED SHOP PREMISES

1,615 SQ FT (150 SQ M) + ANCILLARY ACCOMODATION

31 LOWER BROOK STREET  
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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 Butter Market is at the heart of Ipswich's retail offering and is linked by various attractive pedestrian walkways to Tavern Street, the town's prime pitch.

The property itself is located in the middle of Butter Market. Nearby occupiers include New Look, Fat Face, White Stuff, Costa Coffee, BHS and Waterstones. The premises are also extremely close to the main entrance to the Buttermarket Centre which is currently undergoing a multi-million pound transformation into a retail and leisure attraction with a 12 screen Empire Cinema and various restaurants. The Centre also has a 430 space shopper's car park.

## DESCRIPTION

Externally the property offers an extensive glazed double frontage set in an attractive Georgian building.

Internally the unit offers spacious retail accommodation with ancillary staff/storage space provided at the basement and first floor levels.

The premises could also be split into two separate units.

## ACCOMMODATION

All measurements approximate

### Ground Floor

Sales Area (approx.) 1,615 sq ft (150 sq m)  
Storage 224 sq ft (20.81 sq m)

### First Floor

Storage & Staff Facilities 268 sq ft (24.89 sq m)

### Basement

Storage & Staff Facilities 963 sq ft (89.46 sq m)

The premises can be let as two self-contained shop units as follows:

### 18 Butter Market

Sales Area 700 sq ft (65.03 sq m)  
1<sup>st</sup> Floor Storage 268 sq ft (24.89 sq m)

### 20 Butter Market

Sales Area 896 sq ft (83.23 sq m)  
Storage 224 sq ft (20.81 sq m)  
Basement 963 sq ft (86.46 sq m)

## TERMS

The property is available by way of a new fifteen year full repairing and insuring lease(s), incorporating upward only rent reviews at five yearly intervals.

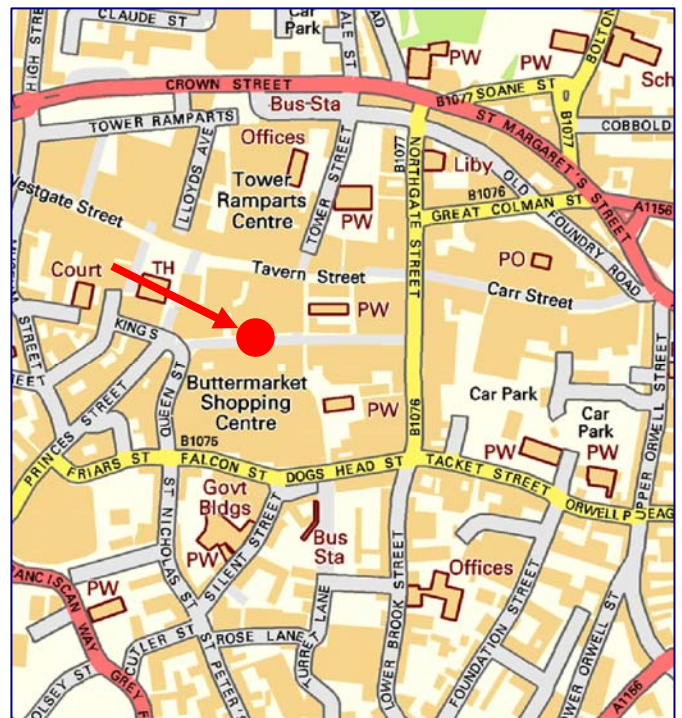
## RENT

On application.

## RATES

As assessed by Ipswich Borough Council:

Rateable Value (2010): £54,000  
Estimated Rates Payable (2015/16): £26,662



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

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