

EWS

CHARTERED SURVEYORS



ON THE INSTRUCTIONS OF R S MORGAN AND R J GOODE OF GVA ACTING AS
JOINT FIXED CHARGE RECEIVERS

FOR SALE

141 – 145 PRINCES STREET, IPSWICH IP1 1QJ

PRIME DEVELOPMENT SITE
CURRENTLY INCOME PRODUCING

1.05 ACRES (0.42 HECTARES) SITE APPROX.

LOCATION

Ipswich is one of East Anglia's most important commercial centres with a catchment population in excess of 250,000. The town has excellent road links to the M25, the Midlands and London via the A14 and A12, and also benefits from a frequent rail service to London Liverpool Street with a journey time of just over one hour.

The site occupies a prominent corner position, with its main frontage to Princes Street and secondary frontages to Chalon Street to the north and New Cardinal Street to the east.

Princes Street forms part of Ipswich's central business district providing the primary link from the town's railway station to the heart of the town centre. Willis plc, AXA and Legal & General all have major headquarters buildings in close proximity to this site and there is a plentiful supply of public car parking nearby. The site also adjoins the Cardinal Park leisure complex, with its gym, multi-screen cinema and wide choice of restaurants, and Ipswich Town Football Club's extensively redeveloped stadium is only a short walk away.

Recent developments close to the site include major new offices for Suffolk County Council, Ipswich Borough Council and a new Crown Court complex as well as extensive residential facilities which together makes this one of Ipswich's fastest developing areas combining work, leisure and home in one location known as 'Ipswich Village'.

This is an area of the town where there remains scope for further redevelopment and regeneration and its location would be ideal for a wide range of occupiers, being within easy reach of both the town centre and railway station.

DESCRIPTION

A 1.05 acres (0.426 hectares) site, bordered by Chalon Street to the north, New Cardinal Street to the east and Princes Street to the west.

The existing buildings on the site comprise a former car showroom occupied by Rileys Snooker Club, together with offices, workshops and a two storey car park.

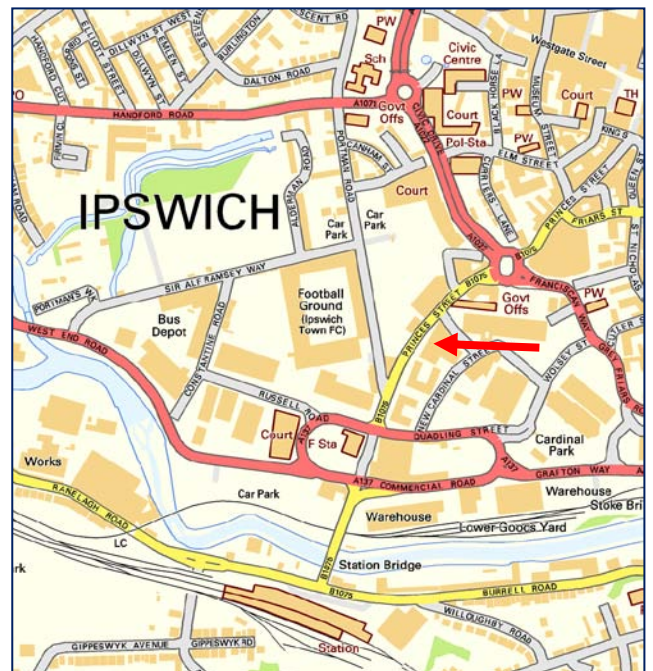
PLANNING

Planning permission was granted in 2008 for a complete redevelopment of the site for the construction of two office blocks, one of 50,000 sq ft and the other 40,000 sq ft, with a food court linking the two blocks together with car parking at ground level.

Applicants are advised to contact Ipswich Borough Council's Planning Department for further details 01473 432913.

TERMS

Unconditional Offers are invited in the region of £850,000 (eight hundred and fifty thousand pounds) for the remainder of a 99 year ground lease granted in September 1960 at a ground rent of £8,750, subject to contract.



TENANCY SCHEDULE

Demise	Tenant	Lease details	Break option	Next Review	Annual rent
141 Princes Street	RCP Parking Limited	9 years from 14/11/2008	3 months' notice from Landlord or one months' notice in relation to 14 parking spaces at the front of the premises	14/11/2014	£40,000
143 Princes Street	Vacant	N/A	N/A	N/A	N/A
145 Princes Street	Rileys Clubs Ltd.	20 years from 28/04/2000	N/A	28/04/2015	As per a rent memorandum dated 08/04/2012 the annual rent has been fixed as follows: 28/04/2012- 27/04/2013: £43,850 28/04/2013- 27/04/2014: £45,000 28/04/2014- 27/04/2015: £46,000

VAT

We understand that the property is elected for VAT, but all offers should be submitted exclusive of VAT.

FOR FURTHER DETAILS CONTACT:

EWS

CHARTERED SURVEYORS

CLARE WRIGHT 01473 216200
clare.wright@ews-eastanglia.co.uk

OR JOINT AGENTS



TOM HOAR 0207 9112717
tom.hoar@gva.co.uk

Energy Performance Certificate

Non-Domestic Building



143 Princes Street
IPSWICH
IP1 1QJ

Certificate Reference Number:
0396-0004-3130-9490-6203

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient

A+

.....Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

◀ 121

This is how energy efficient the building is.

F 126-150

G Over 150

Less energy efficient

Technical Information

Main heating fuel: Grid Supplied Electricity
Building environment: Heating and Natural Ventilation
Total useful floor area (m²): 730
Building complexity (NOS level): 3
Building emission rate (kgCO₂/m²): 41.57

Benchmarks

Buildings similar to this one could have ratings as follows:

24

If newly built

63

If typical of the existing stock

Green Deal Information

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0300 123 1234.

Energy Performance Certificate

Non-Domestic Building



145, Princes Street
IPSWICH
IP1 1QJ

Certificate Reference Number:
0040-7040-0391-0940-8000

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient

A+

Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

◀ 98

This is how energy efficient the building is.

E 101-125

F 126-150

G Over 150

Less energy efficient

Technical Information

Main heating fuel: Natural Gas
Building environment: Air Conditioning
Total useful floor area (m²): 1051
Building complexity (NOS level): 4
Building emission rate (kgCO₂/m²): 120.19

Benchmarks

Buildings similar to this one could have ratings as follows:

28

If newly built

74

If typical of the existing stock

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