

# EWS

CHARTERED SURVEYORS



**TO LET**

FIRST & SECOND FLOORS  
52-56 TAVERN STREET, IPSWICH, IP1 3AL

CENTRAL LOCATION

Suitable for offices / retail / leisure / A2 (professional services) such as  
recruitment and estate agency (subject to planning)

2,810 SQ FT (261.06 SQ M)

31 LOWER BROOK STREET  
IPSWICH, SUFFOLK, IP4 1AQ

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## LOCATION

Ipswich is one of East Anglia's most important commercial centres with a catchment population of about 350,000. The town has good road links to the M25, the Midlands and London via the A12 and A14. The Port of Felixstowe is 12 miles east and London just over an hour's journey by train.

The property is located in a prime position on Tavern Street, one of the prime shopping streets in the town. It is adjacent to McDonalds, O2 and close to other multiple retailers including River Island and H & M.

## DESCRIPTION

Self-contained first and second floor premises, forming part of an attractive, well-known building. The ground floor comprises a retail unit, which has been let to a Tesco Express store - opening soon.

The first and second floors are accessed via a self-contained entrance off Tavern Street. The first floor, (former sales accommodation) provides mainly open plan accommodation, whilst the second floor is currently divided into various rooms.

The premises are considered suitable for a variety of uses including offices, retail, leisure and A2 (professional services), such as financial services, recruitment and estate agency, subject to planning.

## ACCOMMODATION

All measurements approximate

Works to separate the ground floor from the upper parts are not yet complete and therefore the floor areas below are approximates only, and may change.

### First Floor

(approximately) 1,560 sq ft (144.93 sq m)

### Second Floor

(approximately) 1,250 sq ft (116.13 sq m)

**Total 2,810 sq ft (261.06 sq m)**

## RATES

The building is currently assessed as a whole and will need to be separately assessed. The tenant will be responsible for the business rates applicable to their demise.

## ENERGY PERFORMANCE CERTIFICATE

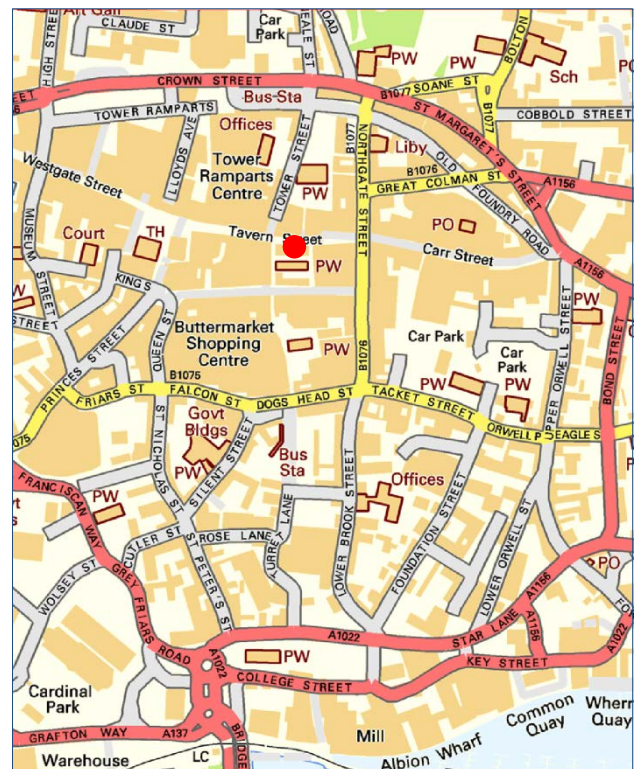
Rating D (79).

## TERMS

A new full repairing and insuring lease, partly by way of a service charge, incorporating upward only rent reviews at three or five yearly intervals, depending on lease length.

## RENT

**£17,500** (seventeen thousand five hundred pounds) per annum exclusive. The rent will be subject to VAT.



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

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