

To Let

Exciting Waterside Bar/Restaurant Opportunity—The Mill, 7 Waterfront, Albion Wharf, Ipswich IP4 1FT



CGI

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avisonyoung.co.uk/15413

Location

Albion Wharf fronts onto Neptune Marina off the River Orwell. "The Waterfront" is now arguably Ipswich's premier leisure destination, a short walk from the town centre. Over recent years the Waterfront has seen considerable redevelopment including Dance East, the newly completed "Wine Rack" (140 apartments) and many other luxury residential developments. The University of Suffolk, Ipswich, hosting over 3,500 students is close by as well as occupiers including; Anytime Fitness, Pizza Express, Isaac's, Premier Inn, Novotel, Travelodge and The Salthouse Harbour Hotel. Ipswich has a population of over **137,000** people.

The Marina provides fantastic views and hosts a large number of pleasure craft and tourist charter trips. Cardinal Park Leisure Park is a short walk too.

Specification

The landlord will handover the units in shell, capped-off services, with mezzanines installed and provision for a shop front. There is good outside seating potential.

Description

Forming part of a recently completed large scale residential development, the premises comprise the ground and mezzanine floors of this double height and wide-fronted water fronting opportunity. The locality offers an interesting blend of period and contemporary architecture, outside seating potential and the subject unit/units provide the following approximate net internal floor areas:

Unit 1 Ground	106 sq m	1,141 sq ft
Mezzanine:-	102 sq m	1,098 sq ft
Unit 2 Ground Floor:	249 sq m	2,680 sq ft
Mezzanine:	171 sq m	1,841 sq ft
Combined Ground:	357 sq m	3,843 sq ft
Combined Mezzanine:	171 sq m	1,841 sq ft

Quoting Rent

Unit 1:- £42,000 pax
 Unit 2:- £82,000 pax

Combined Unit:- £124,000pax

Lease

Available by way of a new FRI lease for a term to be negotiated.

Business rates

To be assessed

Planning

A3/A4, other uses considered.

Legal costs

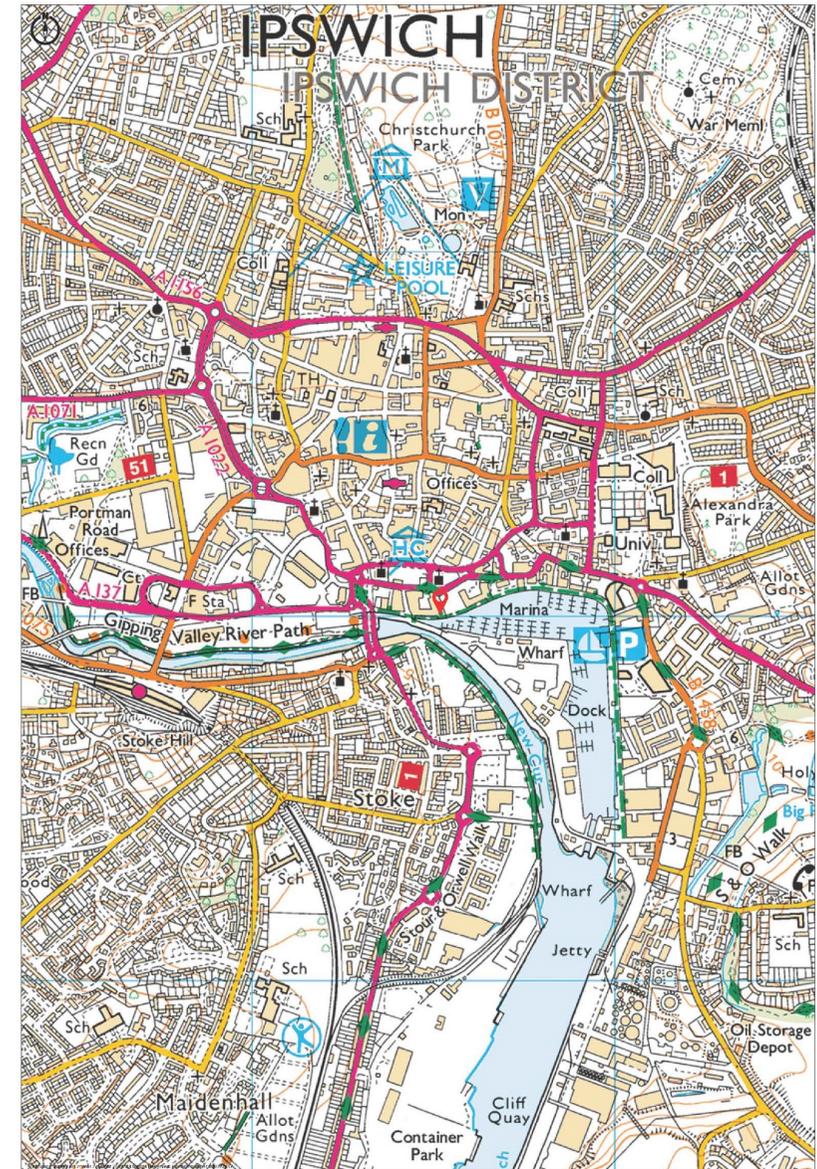
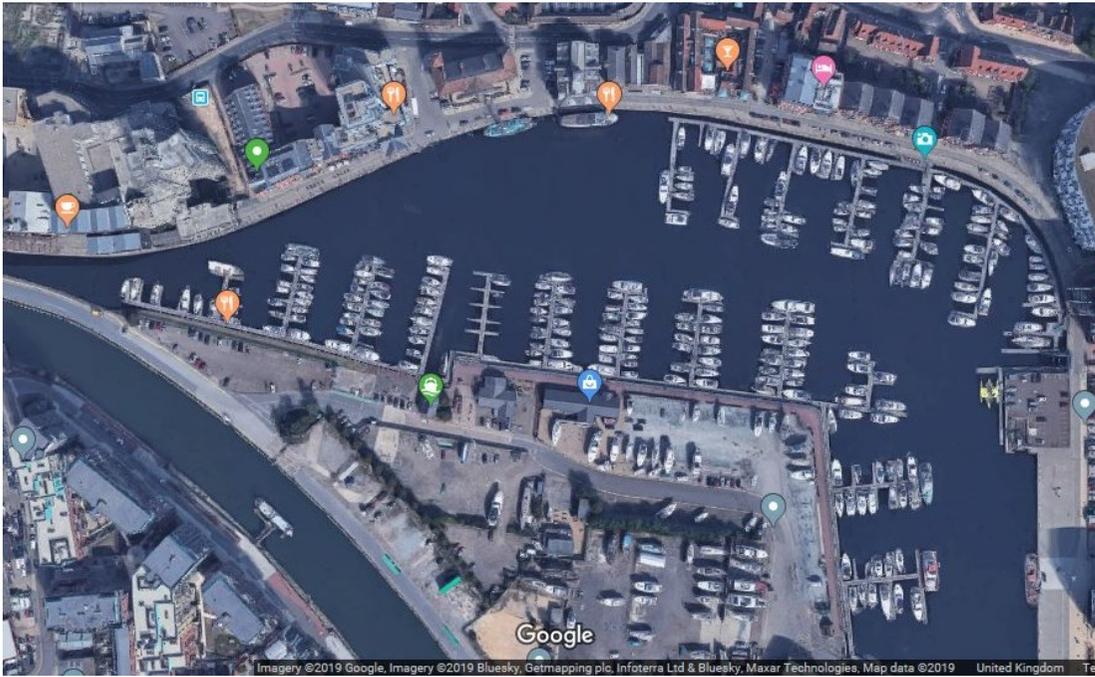
Each party is to be responsible for their own legal costs incurred in the transaction.

EPC

To be assessed

VAT

VAT if applicable will be charged at the standard rate.



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 LANDMARK INFORMATION

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