

22 Falcon Street, Ipswich, Suffolk, IP1 1SL



For Sale

- Close to Buttermarket Centre retail and leisure redevelopment
- Two storey modern property
1,183 sq ft (109.93 sq m)
- Rental income £15,000 per annum
- Guide Price £199,500

Town Centre
Freehold
Investment



- Most Active Agent Essex 2019 & 2020
- Most Active Agent Suffolk 2020
- Dealmaker of the Year Essex 2019 & 2020
- Dealmaker of the Year Suffolk 2020



RICS

the mark of
property
professionalism
worldwide

Details

Location

Ipswich is the County town of Suffolk with a resident population of approximately 130,000 and a retail catchment of almost 350,000. The town is situated approximately 79 miles north east of central London, 43 miles south of Norwich and 18 miles north east of Colchester.

The property is situated on Falcon Street within the town centre, close to the newly pedestrianised Queen Street and St Nicholas Street junction. The town's two main shopping centres, Sailmakers and the Buttermarket have undergone significant redevelopment and both are located within a short walk of the property.

Nearby occupiers include Revolution, New York Exchange, Leaders and a number of independent retailers.

Description

The property comprises a two-storey building of masonry construction with a glazed front elevation. The ground floor consists of an open sales area to the front with ancillary rear store rooms and WC facilities. The first floor provides a sales area together with a number of individual rooms currently used as treatment rooms in association with the current tenants use of the premises as a beauty salon.

The premises are fitted with LED spot lighting, electric heating and a tiled floor covering.

Accommodation

The property provides the following approximate net internal floor areas:

Ground Floor:

Sales Area	441 sq ft	(40.96 sq m)
WC's	--	--
Store 1	35 sq ft	(3.29 sq m)
Store 2	35 sq ft	(3.21 sq m)
Store 3	18 sq ft	(1.67 sq m)

First Floor:

Treatment Room 1	75 sq ft	(6.92 sq m)
Treatment Room 2	72 sq ft	(6.68 sq m)
Treatment Room 3	126 sq ft	(11.70 sq m)
Treatment Room 4	96 sq ft	(8.96 sq m)
Store 4	31 sq ft	(2.90 sq m)
Sales Area	254 sq ft	(23.63 sq m)
Total	1,183 sq ft	(109.93 sq m)

Services

We understand that the property is connected to mains electricity, water and drainage.

We have not tested any of the services and all interested parties should rely upon their own enquiries with the relevant utility providers in connection with the availability and capacity of all those serving the property, including IT and telecommunication links.

Business Rates

The property is assessed as follows:

Rateable Value:	£12,000
Rates Payable (2020/21):	£ 5,988 per annum

Planning

The premises are currently used as a beauty salon, and prior to this were used as a restaurant (Class A3).

Local Authority

Ipswich Borough Council, Grafton House, 15/17 Russell Road, Ipswich, Suffolk, IP1 2DE
Telephone: 01473 432000

Tenancy

The property is let to Mr Fry trading as 'Boutique' on a full repairing and insuring business lease for a term of 3 years from 16th April 2017, at a rent of £15,000 per annum.

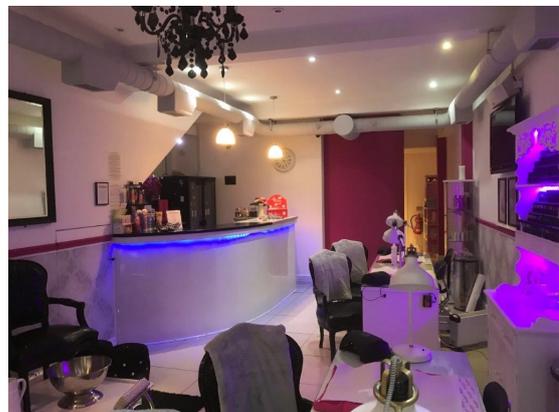
Terms

Offers are invited in the region of £199,500 for the freehold interest, subject to the current tenancy.

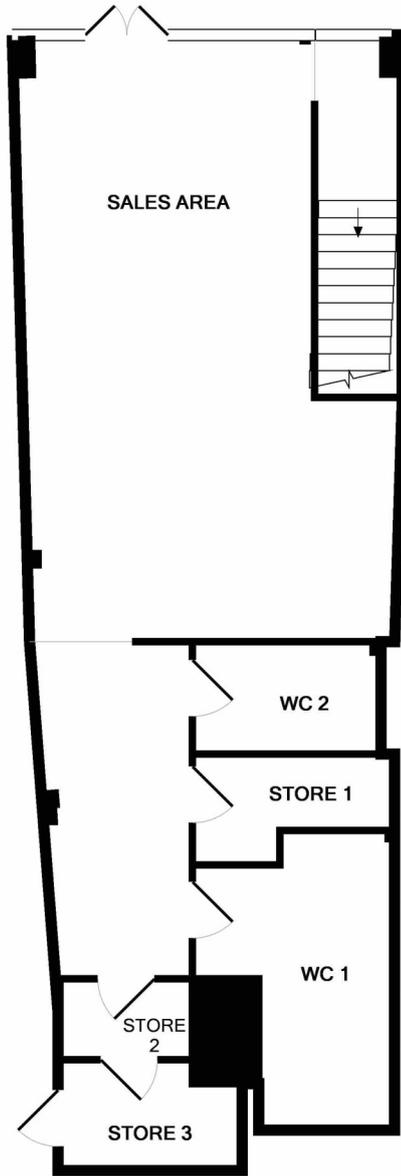
The property is VAT exempt.

Legal Costs

Each party is to be responsible for their own costs.



GROUND FLOOR



FIRST FLOOR



NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

Energy Performance Certificate



Particulars

Prepared in June 2020.

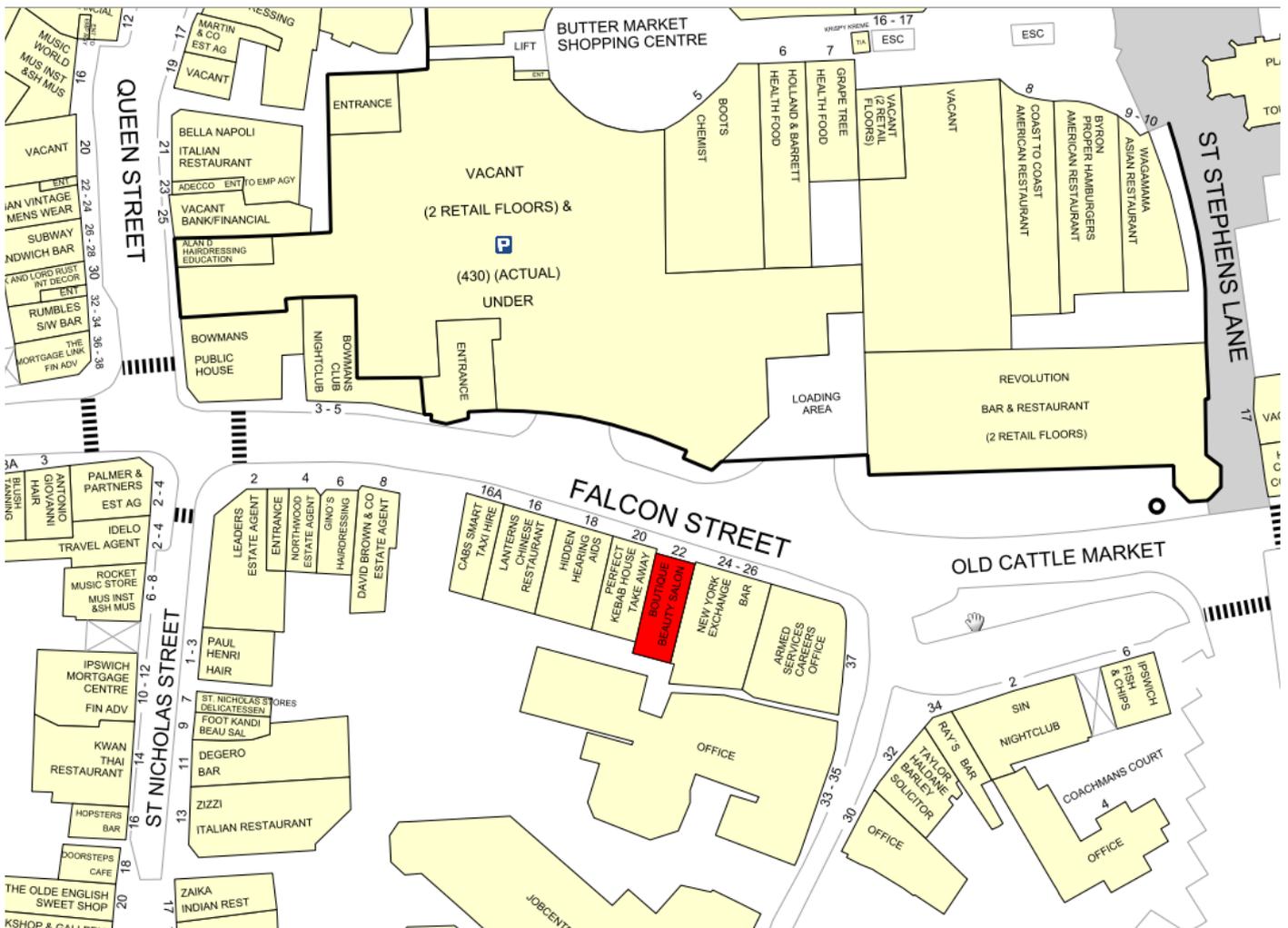
Viewing

Strictly by prior appointment with the sole agents:

Fenn Wright
1 Buttermarket, Ipswich, IP1 1BA

01473 232 701
fennwright.co.uk

Contact Hamish Stone
hws@fennwright.co.uk



For further information call
01473 232701
 or visit fennwright.co.uk

Fenn Wright for themselves and for the vendors or lessors of this property whose agents they give notice that:

- i. The particulars are set out as a general outline for the guidance of intending purchasers or lessees; and do not constitute, nor constitute part of, an offer or contract.
- ii. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- iii. The vendor or lessor does not make or give, and neither Fenn Wright nor any person in their employment has the authority to make or give, any representation or warranty whatsoever in relation to this property.
- iv. All statements contained in these particulars as to this property are made without responsibility on the part of Fenn Wright or the vendor/lessor.
- v. All quoting terms may be subject to VAT at the prevailing rate from time to time.
- vi. Fenn Wright have not tested any electrical items, appliances, any plumbing or heating systems and therefore, cannot give any warranty or undertaking as regards their operation or efficiency.

