

TO LET

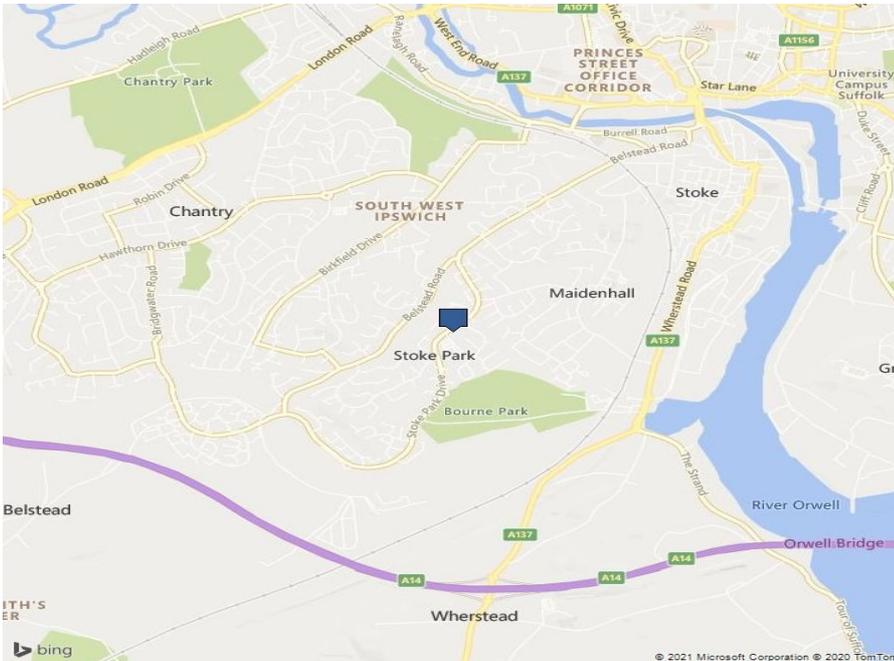
55 STOKE PARK DRIVE,
IPSWICH, SUFFOLK
IP2 9TH

912 sq ft
84.72 sq m

- Rent: £25,000 per annum exclusive
- Use Class E
- Suitable for Takeaway use STP
- Immediately Available.

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LOCATION

Ipswich is the administrative and county town of Suffolk with a resident population of 130,000 and a retail catchment population of approximately 300,000. The town lies on the River Orwell, approximately 70 miles north east of central London, 55 miles south east of Cambridge, 43 miles south of Norwich, and 18 miles north east of Colchester. Major roads in the area include the A12, which provides dual carriageway access to the A14, providing a principal link from the Port of Felixstowe (9 miles to the south east) to the East Midlands.

The property is situated on Stoke Park Drive, within the residential suburb of Stoke Park. Occupiers close by include: ASDA, McColls Convenience store, Stoke Park Dental Care and Welch Pharmacy

There are approx. 4,395 households within a 1km radius of the property.

DESCRIPTION

The unit is mid terrace with a full width shop front. The unit is currently fitted out as a betting shop. The current layout is a large retail area with customer WC leading on to a rear store and staff WC.

PLANNING USE

We understand the property has class A2 use. As approved under application number 14/00192/FUL

However, From 1 September 2020, amendments to the use class order were made which enables classes A1/2/3 & B1 to be treated as class E. Interested parties are advised to

Speak with the local planning authority to confirm their intended use is ok.

TERMS

The property is available by way of a new Full Repairing and insuring lease for a term of years to be agreed, subject to appropriate upward only rent reviews.

RENT/PRICE

£25,000 per annum exclusive

SERVICES/SERVICE CHARGE

On Application

ACCOMMODATION

Floor areas have been taken from the Valuation Office Agency, therefore there may be some discrepancies from the RICS Code of Measuring Practice.

Name	Size
Retail Area	912 sq ft (84.72 sq m)
Total	912 sq ft (84.72 sq m)

RATEABLE VALUE

Current: £8,300

EPC

39 (B)

LEGAL COSTS

Each party is responsible for its own legal and professional costs.

VAT

Upon Application.

VIEWING

Strictly by appointment with sole agents Carter Jonas LLP.

IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas LLP nor anyone in its employment or acting on its behalf makes any representations warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken. If you require further information please contact us. March 2021

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