

45-49 Westgate Street, Ipswich, Suffolk IP1 3DX



**For Sale / To Let
Retail Premises With
Storage**

5,020 Sq Ft (466 Sq M)

- Potential For Residential Development To Upper Floors
- Ground Floor Sales Area With Ancillary Stock/Staff Areas
- Suit Variety Of Uses Subject To Planning
- Prominent Town Centre Location
- Busy Pedestrianised Thoroughfare

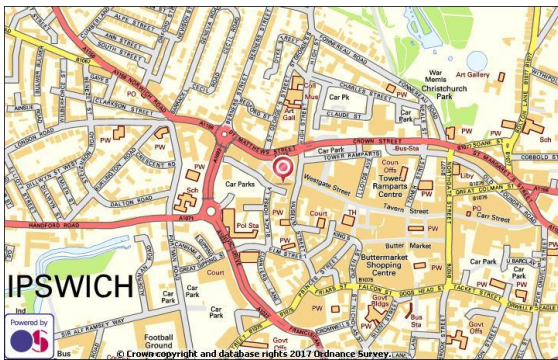


PROPERTY DETAILS

Location

Ipswich is a major county town with a resident population of circa 150,000 people. It benefits from excellent communication links via the A14 to the Midlands at Cambridge, the Port of Felixstowe and via the A12 to the M25 (junction 28) and Stansted Airport via the A120. There are mainline rail links to London Liverpool Street with a fastest journey time of 1 hour 15 minutes.

The subject property is situated on the western edge of the town centre, fronting Westgate Street close to its junction with the High Street. Major occupiers within the immediate facility include Marks & Spencer, Primark, Greggs, Trespass and Ann Summers.



Description

The property comprises a substantial retail shop with an extensive glazed frontage, and offers an open plan sales area with first and second floor storage and rear servicing from a small secure yard. It benefits from a fully glazed, double shopfront with security grills over the entrance door, floor tiles, suspended ceilings with recessed lighting, air conditioning and security cameras, a 750 KG goods lift serving the first floor, first floor storage and second floor staff, kitchen and WC facilities. To the rear is a small yard with security gates.

Energy Performance Certificate

The property has an energy performance rating of D81. A copy is available upon request.

Accommodation

According to our calculations the property has the following dimensions and net internal floor areas:

Gross Frontage	41'8"
Internal Width	37'6"
Shop Depth	82'10"
Ground Floor- Sales	3,065 sq ft
First Floor - Stockroom	1,605 sq ft
Second Floor -	350 sq ft
Nett Internal Area	5,020 sq ft (466 sq m)

Terms

A new lease is to be drawn on Full Repairing and Insuring (FRI) basis for a term of years to be agreed incorporating periodic upward only rent reviews. Freehold sale terms will be considered.

Rent/Price

Leasehold-£45,000 per annum exclusive of rates, VAT if applicable and all other outgoings.
Freehold-£495,000

Service Charge

The property is subject to a service charge. Further details available upon request.

Legal Fees

Each party is to bear their own legal costs incurred during the course of any transaction.

Planning

We understand that the property benefits from Class E (retail) use according to the Uses Class Order but is consdie. Interested parties should make their own investigations of Ipswich Borough Council.

Business Rates

We are advised that the property appears in the 2017 Valuation List with a Rateable Value of £52,500. Interested parties are advised to make their own enquiries with the Local Authority regarding their Business Rates liability.

For viewings and further details please contact



Ewan Dodds BSc FRICS
ewan.dodds@whybrow.net
01206 577667



Francis Britton BA Hons
francis.britton@whybrow.net
01206 577667



01206 577667 | info@whybrow.net | whybrow.net | @whybrowproperty



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