

Retail



Location

Ipswich is the county town of Suffolk and has an urban area population of 139,000 persons and a primary catchment of 274,000 people. The town is located adjacent to the A12 and A14, which provides links to London, Norfolk and the Midlands.

The property is located in the prime position on Tavern Street, in close proximity to Hotel Chocolat, Goldsmiths, Hays and McDonald, as well as the Sailmakers and Buttermarket Shopping Centres.

Accommodation

The property currently comprises the following:

Ground Floor Sales	1047 sq ft	97.3 sq m
Basement	973 sq ft	90.4 sq m
First Floor Ancillary	865 sq ft	80.4 sq m
Second Floor Ancillary	281 sq ft	26.1 sq m

Tenure & Terms

The property is available by way of a new full repairing and insuring lease for a term to be agreed subject to 5 yearly rent reviews.

Rent

£37,500 per annum exclusive

Rates

The Valuation Office Agency website indicates that as from April 2023 the Rateable Value of 36 Tavern Street £ 37,750. This is not the annual rates payable. The rates payable will depend on the occupier's circumstances and can be obtained from either Ipswich Borough Council or via www.gov.uk/correct-your-business-rates.

Plant & Equipment

None of the systems or equipment in the property have been tested by us to ensure that they are in the working order. Prospective tenants may wish to make their own investigations.

Energy Performance Certificate

The property currently has an Energy Performance Asset Rating of C (74).

Legal Costs

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

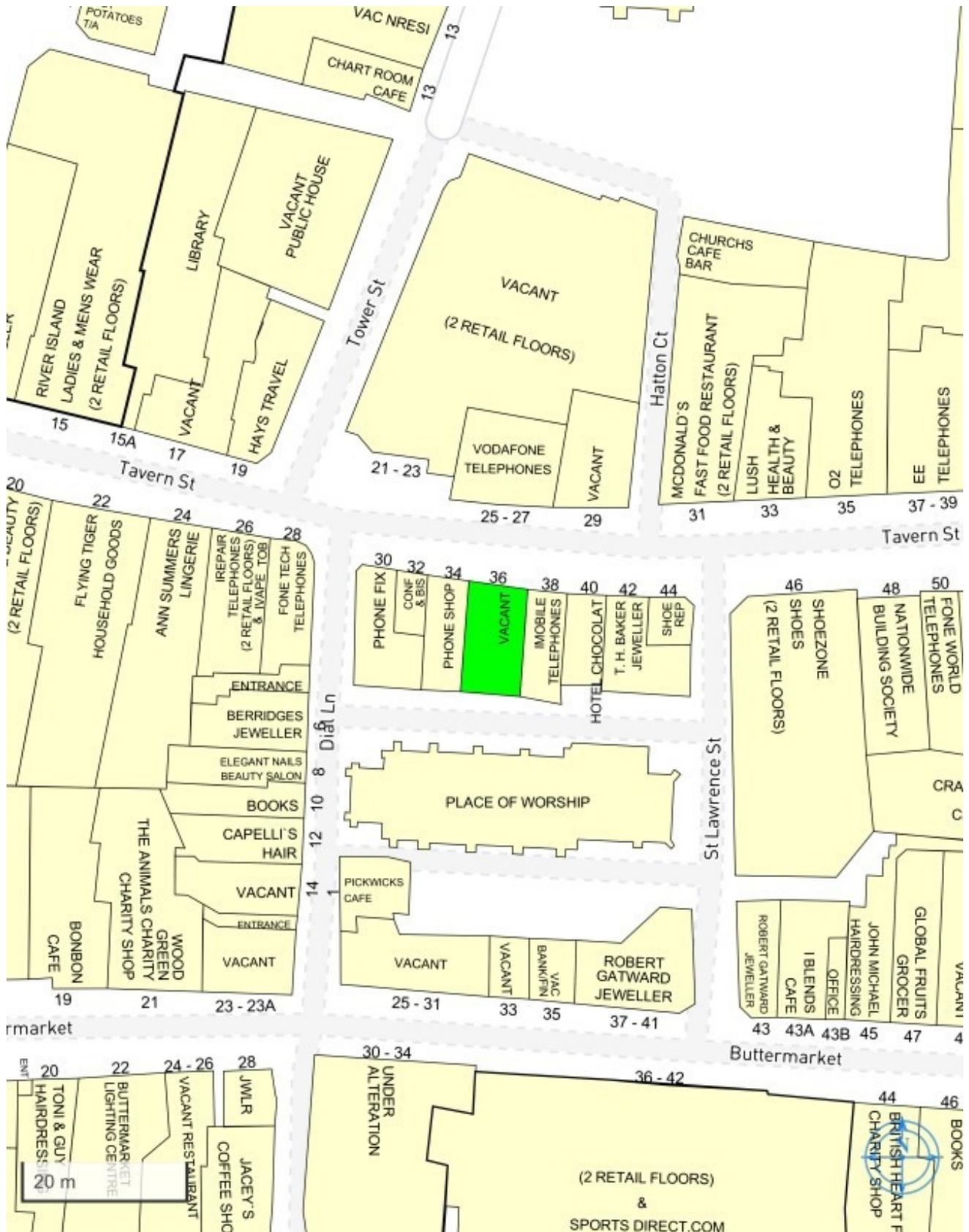
Viewings & Further Information

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SUBJECT TO CONTRACT

You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions or through the website www.commercialleasecode.co.uk



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