

## Shop to Let

IPSWICH

29-31 Carr Street

### Location

The premises occupy a prime trading position on Carr Street in a high footfall location. National retailers located nearby include Sports Direct, Card Factory, Specsavers, Peacocks and B&M Bargains.

An extract from the street plan is attached upon which the property has been highlighted.

### Accommodation

The property is arranged over ground and basement floors comprising the following approximate net internal floor areas:-

Ground Floor	3,419 sq ft	318 sq m
Basement Floor	1,407 sq ft	131 sq m

### Lease

The premises are available by way of a new full repairing and insuring lease on terms to be agreed, subject to five yearly rent reviews at a commencing rent of £65,000 per annum exclusive.

### Service Charge

£9,721 per annum

### EPC

An EPC has been commissioned and a copy can be provided upon request.



### Rates

We have been verbally advised that the property is assessed as follows:

Rateable Value	£44,250
UBR (2020/2021)	£0,499
Rates Payable	£22,080

Interested parties are advised to make their own enquiries with the Local Authority to verify this information.

### Legal Costs

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

## Viewing

All viewings are strictly by prior appointment. Subject to contract.

For further information or arrangements to inspect please contact:

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