

Prime shop to Let

IPSWICH

39-41 Carr Street

Various uses available STP

Location

The property occupies a prominent trading position on the north side of Carr Street, close to the junction with upper Brook Street and Northgate Street. National retailers located nearby include Card Factory, Sports Direct, Peacocks and Specsavers.

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

Accommodation

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

Ground Floor	3,031 sq ft	281.5 sq m
Ground Floor ancillary	26 sq ft	2.4 sq m
First Floor	608 sq ft	56.5 sq m

Lease

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

Rent

Upon Application

EPC

An EPC has been commissioned and a copy can be made available



Rates

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

Rateable Value	£40,000
UBR (2020/2021)	£0.499
Rates Payable	£19,960

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

Legal Costs

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

Viewing

All viewings are strictly by prior appointment.

For further information or arrangements to inspect please contact:

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020 7016 5345

Tim Lloyd
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020 7016 5340

Or via our Joint Agents
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Prime⁺ Retail

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