

Shop to Let

IPSWICH

43 Carr Street

Location

The premises occupy a prime trading position on Carr Street, within the Eastgate Shopping Centre. National retailers located nearby include Peacocks, B&M 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:-

Ground Floor	427 sq ft	40 sq m
First Floor Ancillary	120 sq ft	11 sq m

Lease

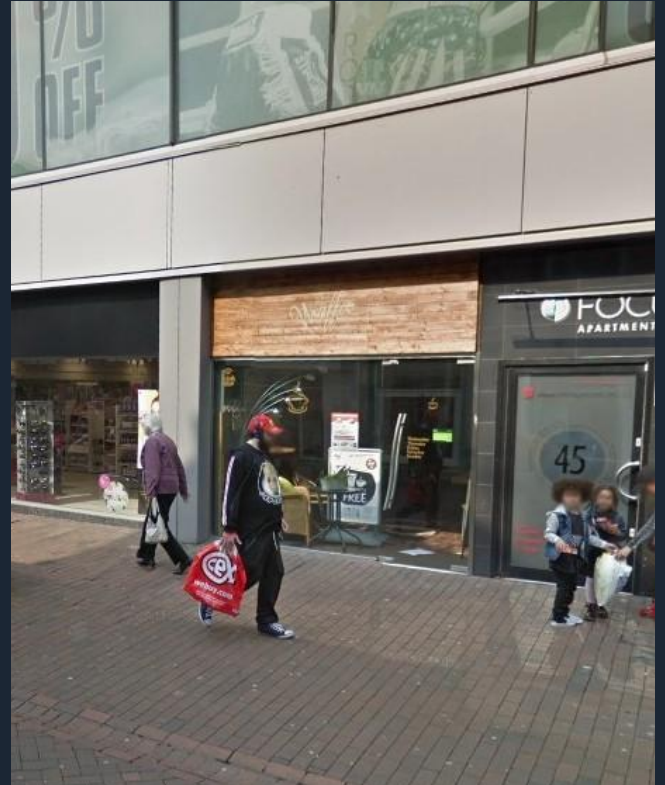
The premises are available by way of a new full repairing and insuring lease on terms to be agreed, subject to five yearly rent reviews at a commencing rent of £20,000 per annum exclusive.

Service Charge

£1,268.00 per annum

EPC

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



Rates

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

Rateable Value	£14,750
UBR (2020/2021)	£0.499
Rates Payable	£7,360

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.

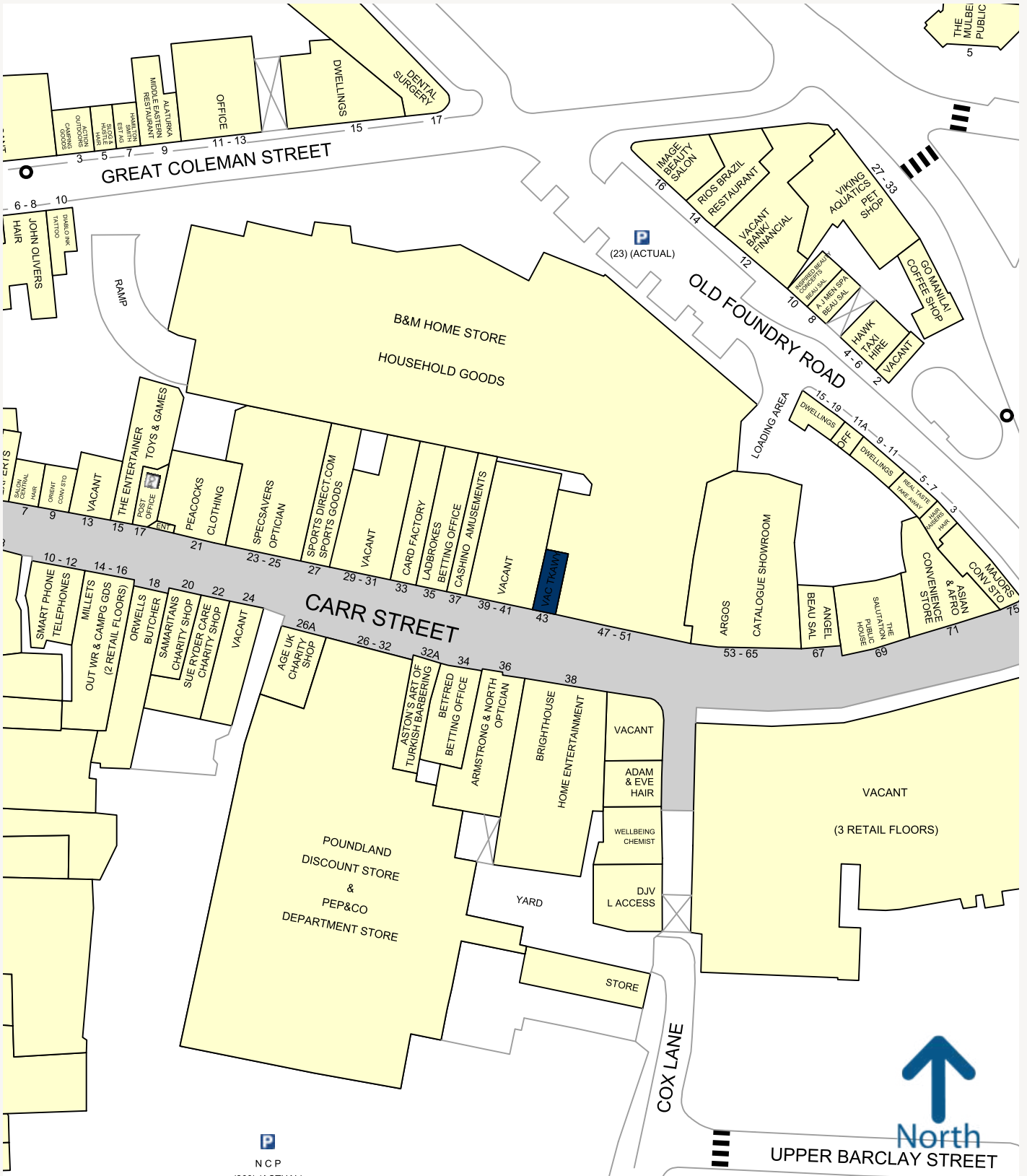
For further information or arrangements to inspect please contact:

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020 7016 5340

Or via our Joint Agents
Penn Commercial
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Misrepresentation Act 1967
These Particulars are believed to be correct but their accuracy is not guaranteed, are set out as a general guide and do not constitute the whole part of a contract. All liability, in negligence or otherwise, arising from the use of the particulars is hereby excluded.