

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:

Rory Gittins
rory@primeretailproperty.com
020 7016 5345

Tim Lloyd
tim@primeretailproperty.com
020 7016 5340



