

# Prime<sup>+</sup> Retail

## 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

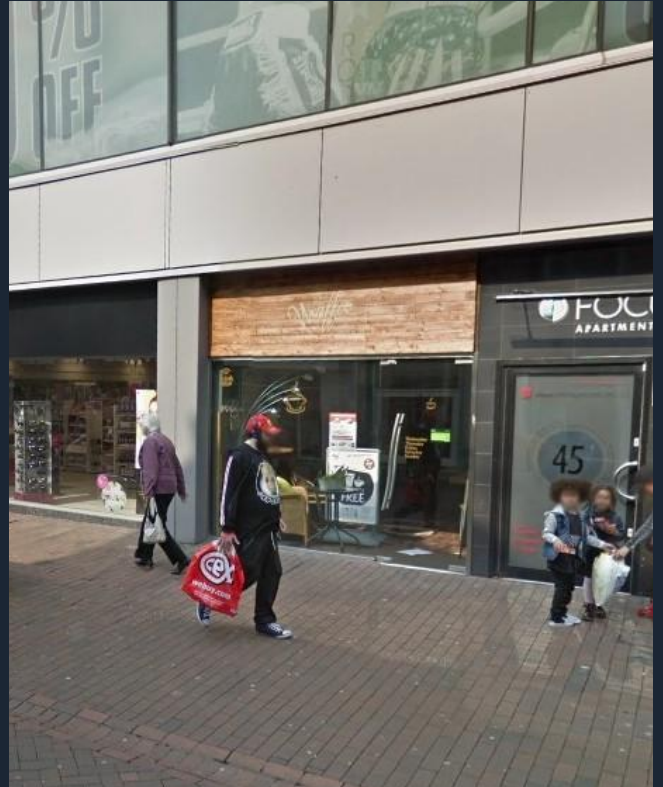
The premises are available by way of a new full repairing and insuring lease on terms to be agreed, subject to five yearly rent reviews at a commencing rent of £20,000 per annum exclusive.

### 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.

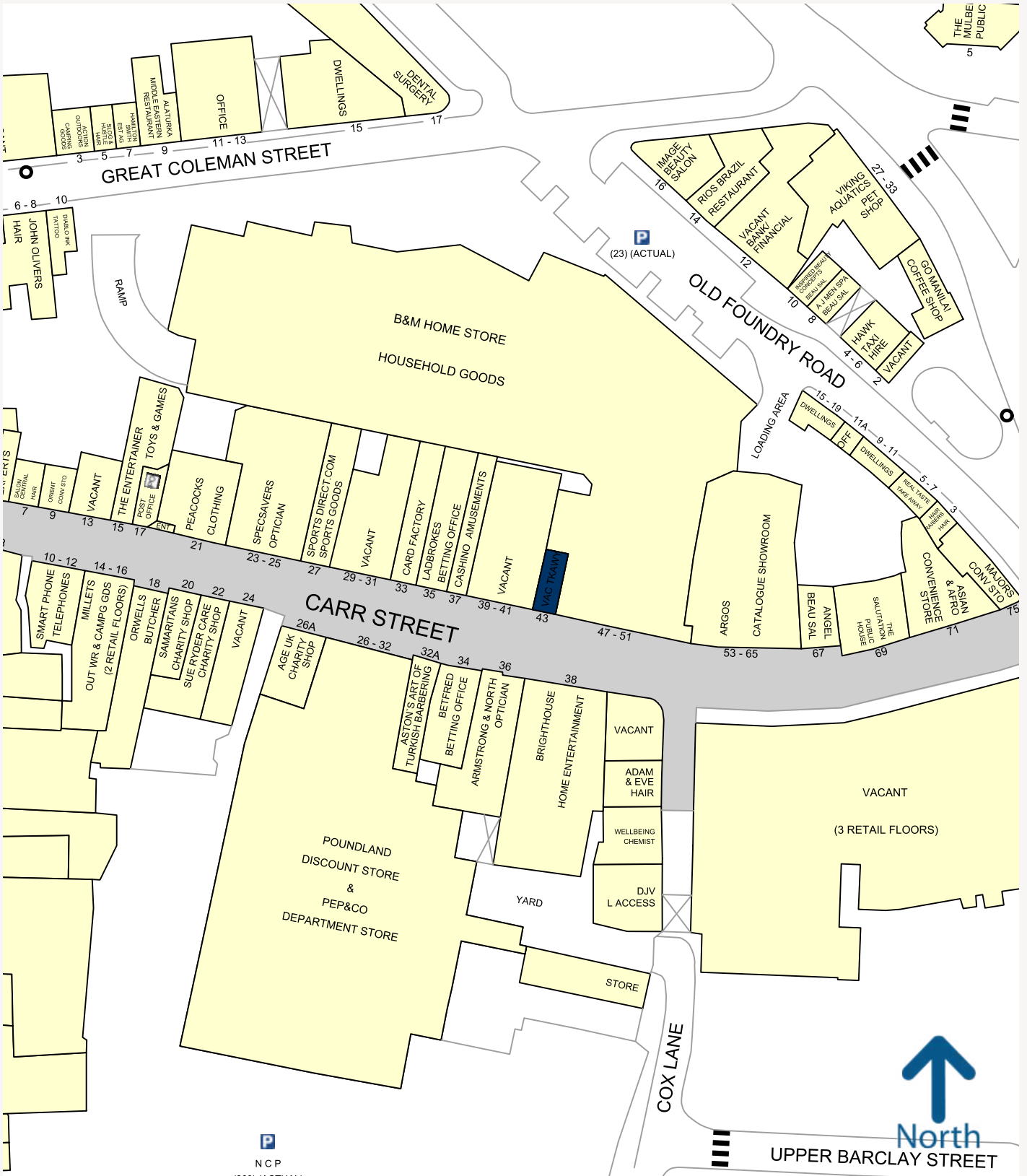
For further information or arrangements to inspect please contact:

**Rory Gittins**  
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020 7016 5345

**Tim Lloyd**  
tim@primeretailproperty.com  
020 7016 5340

**Or via our Joint Agents**  
Penn Commercial  
01473 211933





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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.