

TRAVEL RETAIL UNIT TO LET

GRICE COLLINS LONG



IPSWICH STATION
BURRELL RD, IPSWICH IP2 8AL

GCL LOCATION

Ipswich Station is on the Great Eastern Main Line and provides commuters with direct access to London Liverpool Street in approximately 1 hour and 10 minutes. There is good passenger dwell time with the station also providing services to Norwich & Cambridge. Nearby occupiers in the station include Costa, WH Smiths & Greggs.

The figures available from the Office of Rail & Road (ORR) recorded passenger entries and exits of 3,292,182 for 2019/20.

ACCOMMODATION

The retail premises form part of the station building. The unit benefits from a flexible layout and back of house space. All services are included. The premises will be offered in a shell and core

condition ready for tenant fit-out.

FLOOR AREAS

- *Ground Floor Area* - 261 sq m (2,809 sq ft)

NEARBY



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GCL DETAILS

LEASE TERMS

The property is available by way of a new effective fully repairing & insuring lease, outside of the Landlord & Tenant Act 1954.

RENT

A Minimum Guaranteed Rent of **£35,000 per annum** in addition to a turnover top up based on use.

SERVICE CHARGE/RATES

Rates to be assessed. Interested parties are advised to make their own enquiries to the local planning and building authorities in respect of business rates and planning. Service Charge and Insurance Charge levied by way of a fixed

contribution reflecting 7.5% & 2.5% of the rent payable, respectively.

LEGAL

The ingoing occupier will be responsible for all the Landlord and Superior Landlord legal and professional fees.

EPC:

Energy performance certificate (EPC)	
Current energy rating	C
Valid until	19 May 2022
Current owner	PTW RL
Current tenant	PTW RL
Property type	41/52 Retail and Financial/Professional services
Total floor area	240 square metres
Rules on letting this property	
Properties can be let if they have an energy rating from A+ to E.	
If a property has an energy rating of F or G, the landlord cannot grant a tenancy to new or existing tenants unless an exemption has been registered.	
From 1 April 2023, landlords will not be allowed to continue letting a non-domestic property on an existing lease if that property has an energy rating of F or G.	
Energy efficiency rating for this property	
This property's current energy rating is C.	
Properties on this scale are shown. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.	
How this property compares to others	
Properties similar to this one could have ratings:	
If newly built: A1A	
If typical of the existing stock: B1C	