

## Retail

### To Let: Ground Floor Retail Premises, with First Floor Flat & Rear Yard, in Busy Ipswich Neighbourhood Parade



### 308 Nacton Road Street, Ipswich, Suffolk IP3 9JH

**Total ground floor area approx. 60.87 sq m (655 sq ft),  
with yard area of 230 sq m (2,475 sq ft)**

- Detached lock-up shop and self-contained first floor 2-bed flat (currently let on an AST) in busy neighbourhood parade
- On main arterial route into Ipswich from the east
- Easy access to town centre and main A14/A12
- High vehicular passing trade, would suit a range of uses, s.t.p.p
- Layby parking to the front and shared driveway to rear yard with parking for several vehicles
- Close to Tesco Express, Bay of Bengal Indian Takeaway, Co-op Funeral Services, Emma's Florists, Tasty Wok Chinese Takeaway, Sygmacare, Coastal Home Solutions Ltd, Doug Wade Insurance Consultant, Arons Cuts Barbers & Nacton Mini-Express Convenience Store
- Double-fronted premises with centre door and glazed frontage to either side

**To let as a whole on new lease at £15,000 per annum exclusive.**



## Location

Ipswich is the administrative and county town of Suffolk with a resident population of 130,000 and a retail catchment population of approximately 300,000. The town lies on the River Orwell, approximately 70 miles north east of central London, 55 miles south east of Cambridge, 43 miles south of Norwich, and 18 miles north east of Colchester. Major roads in the area include the A12, which provides dual carriageway access to the A14, providing a principal link from the Port of Felixstowe (9 miles to the south east) to the East Midlands.

## Situation

The premises are situated in a prominent position on Nacton Road, close to the junction with Benacre Road, to the South-East of Ipswich town centre, which is one of the main arterial routes into the town from the east with excellent vehicular passing trade and easy access to the main A14/A12. The property is situated in a busy neighbourhood parade and nearby occupiers include Tesco Express, Bay of Bengal Indian Takeaway, Co-op Funeral Services, Emma's Florists, Tasty Wok Chinese Takeaway, Sygmacare, Coastal Home Solutions Ltd, Doug Wade Insurance Consultant, Arons Cuts Barbers & Nacton Mini-Express Convenience Store.

## Description

The property comprises a ground floor double fronted retail unit with centre door and double-glazed frontage to either side, of brick and tile construction. The premises benefit from carpeting, strip lighting, staff facilities and WCs, three storerooms to the rear, rear access and shared driveway to rear yard with storage sheds and parking for several vehicles. There is layby parking to the front and a self-contained first floor two-bedroom flat above, currently let on an AST. The premises previously traded as a mobility aids shop and would suit a range of uses subject to planning.

## Accommodation (all areas are approximate)

**Main Shop Area: 21.24 sq m / 229 sq ft**  
**Rear Storeroom 1: 16.24 sq m / 175 sq ft**  
**Rear Storeroom 2: 15.08 sq m / 162 sq ft**  
**Rear Storeroom 3: 8.31 sq m / 89 sq ft**  
**Total GF Area: 60.87 sq m / 655 sq ft**  
**First Floor Flat: 57.96 sq m / 624 sq ft**  
**Rear Yard Area: 230 sq m / 2,475 sq ft**

## Legal Costs

Each party to bear responsibility for their own legal costs incurred in this transaction.

## Planning

We believe the ground floor property currently has consent for Class E use. All interested parties should contact Ipswich Borough Council on 01473 432000.

## EPC

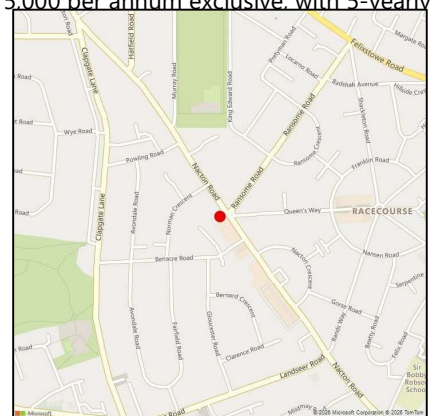
Ground Floor Shop Rating D82, Certificate Number 8750-7892-2610-5893-1980, valid until 24<sup>th</sup> October 2030. First Floor Flat Rating D61, Certificate Number 7190-3053-0203-9625-3204, valid until 1<sup>st</sup> August 2035.

## Terms & Tenure

The premises are available to let as a whole on a new lease, for a term of years to be agreed, at a commencing rental of **£15,000 per annum exclusive with 5-yearly rent reviews.**

## VAT

VAT status to be confirmed.



## Services & Service Charge

Electricity and water are connected to the property. Service charge to be confirmed.

## Business Rates

Rateable Value £4,900. The first floor flat has a Council Tax Banding of Band A. All interested parties should contact Ipswich Borough Council on 01473 433851.

## Viewing

Strictly by prior appointment with sole agents Penn Commercial on:



**Suite C, Orwell House, The Strand, Wherstead, Ipswich, Suffolk IP2 8NJ**

**01473 211933**

[paul@penncommercial.co.uk](mailto:paul@penncommercial.co.uk)  
[penncommercial.co.uk](http://penncommercial.co.uk)

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