



AVAILABLE TO LET

Prominent Two Storey Prime Retail Unit

7 Westgate Street, Ipswich, IP1 3DR

RENT

£45,000
per annum

AVAILABLE AREA

2,944 sq ft
[251.47 sq m]

IN BRIEF

- » Excellent location within the prime retail area
- » Arranged over two storeys
- » Available for immediate occupation

LOCATION

Ipswich is the county town of Suffolk, with a resident population of approximately 130,000 and a retail catchment approaching 350,000. The town lies around 79 miles north-east of central London, 43 miles south of Norwich, and 18 miles north-east of Colchester, offering good regional connectivity.

The property is located on Westgate Street, a pedestrianised thoroughfare forming part of the town's primary retail pitch, which continues westward from the prime retail stretch of Tavern Street. The area is home to a mix of national retailers and independent businesses, benefitting from strong footfall and proximity to the main shopping core.

DESCRIPTION

The property comprises a terraced two story retail unit. The ground floor provides the main retail area, with connected store room to the rear side.

The retail area features a fully glazed shopfront fronting onto Westgate Street. It is offered as a shell unit with a partially suspended ceiling, equipped with air conditioning and three-phase power.

The first floor offers additional ancillary storage or office accommodation, along with kitchen and WC facilities.

ACCOMMODATION [Approximate Net Internal Floor Areas]

Ground Floor

- » Retail Area: 1,508 sq ft [140.13 sq m]
- » Store: 237 sq ft [22.02 sq m]

First Floor

- » Retail Store/Offices 1,199 sq ft [111.35 sq m]
- » WCs: -- --
- » Total Net Internal Floor Area: 2,944 sq ft [251.47 sq m]





BUSINESS RATES

According to the Valuation Office Agency website, the premises has a Rateable Value of £43,000. The rates payable (2025/26) is £21,457 per annum based on the current UBR for 2025/26 of £0.499.

All interested parties should make their own enquires with the local rating authority in order to verify their rates liability.

PLANNING

The property has planning permission for retail use within Class E(a) of the Town and Country Planning (Use Classes) Order 1987 (as amended). It would also be suitable for a range of other uses falling within Class E, such as professional services or medical/health-related uses, subject to any necessary consents.

All interested parties are advised to make their own enquiries with the local planning authority to confirm the suitability of their intended use.

SERVICES

It is understood the premises is connected to mains water, electricity and drainage.

We have not tested any of the services and all interested parties should rely upon their own enquiries with the relevant utility companies in connection with the availability and capacity of all those serving the property including IT and telecommunications.

ENERGY PERFORMANCE CERTIFICATE [EPC]

C (54) Rating ref: 2180-3246-3070-5106-2995

LOCAL AUTHORITY

Ipswich Borough Council, Grafton House, 15-17 Russell Road, Ipswich, IP1 2DE

Tel: 01473 432000

TERMS

The unit is available by way of a new effective full repairing and insuring business lease upon terms to be agreed at an initial rent of £45,000 per annum exclusive.

The rent subject to VAT.

LEGAL COSTS

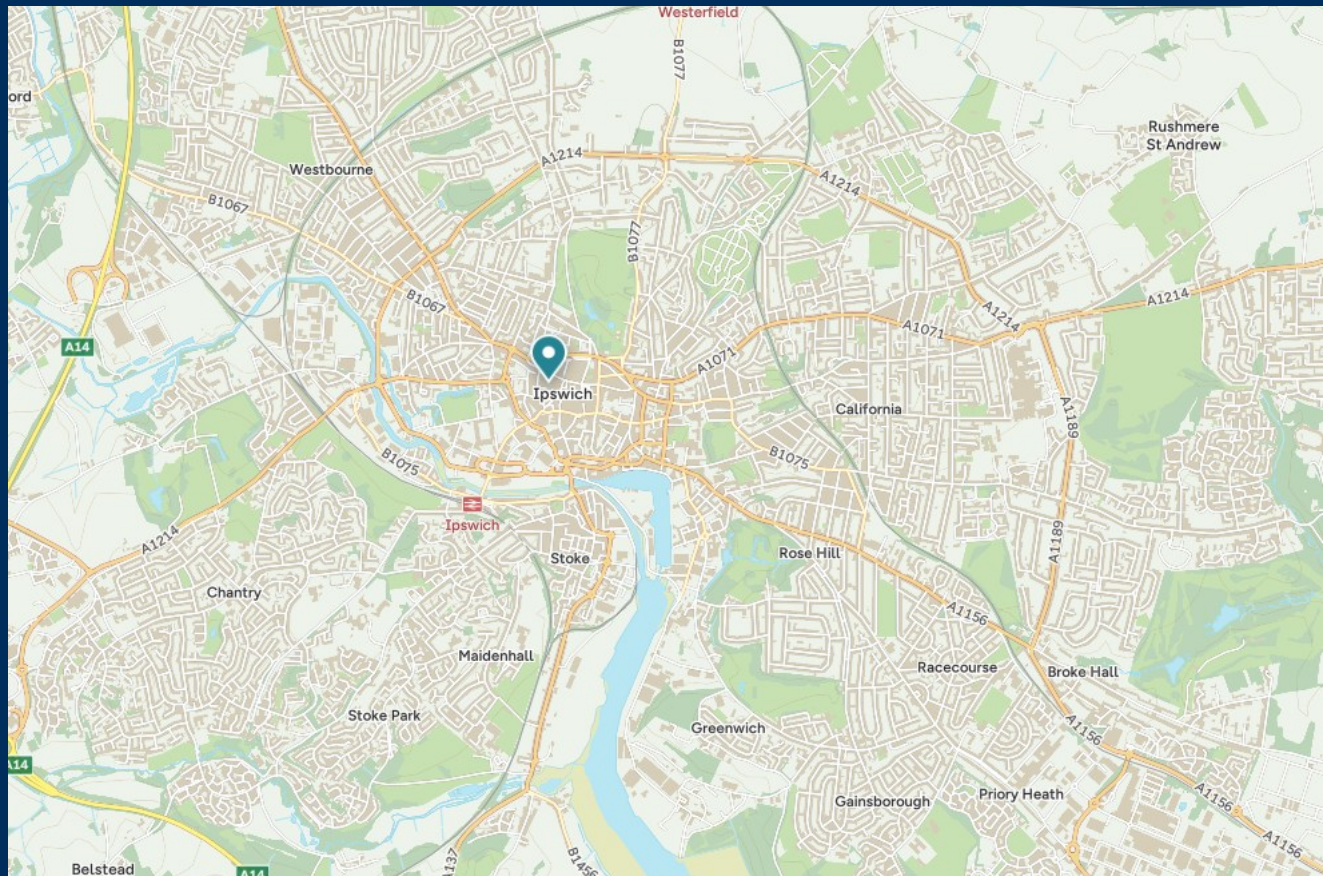
Each party is to be responsible for their own legal costs.

VIEWINGS STRICTLY BY APPOINTMENT
VIA SOLE LETTING AGENTS:

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Particulars created December 2025.

