

52 Buttermarket, Ipswich IPI 1BT



- Flexible 1 Year Lease Term / Incentives may be available
- Pedestrianised town centre location
- Adjacent Café Nero and opposite Boots Opticians
- 50 Buttermarket now Under Offer

**OFFERS AROUND
£14,000 PAX
Subject to Contract**

SHOP TO LET

Summary of Accommodation

Ground floor sales 48.6 sqm (523 sq ft)

Ancillary office /

Store / kitchen 13.9 sqm (150 sq ft)

Basement 53.4 sqm (575 sq ft)

Total 115.9 sqm (1,247 sq ft)

BRITANNIC HOUSE, 28 PRINCES STREET, IPSWICH, SUFFOLK IPI 1RJ

TELEPHONE: 01473 212656

EMAIL: enquiries@bw-b.co.uk www.bw-b.co.uk

LOCATION: The subject property comprises a well located modern shop within the pedestrianised section of The Buttermarket within the heart of Ipswich Town Centre. The property has a frontage of around 5.5 metres and is close to Boots Opticians, Café Nero, Jessops, Oxfam, The Works and is close to a new, large refurbished unit occupied by British Heart Foundation.

ACCOMMODATION: The property comprises a well arranged rectangular ground floor shop which has previously traded as a jewellers and includes ancillary rear accommodation and a basement. The shop has full lighting and excellent security arrangements with toughened glass. The shop also has air conditioning an alarm system and a safe.

Ground floor sales	48.6 sqm (523 sq ft)
Ancillary office / Store / kitchen	13.9 sqm (150 sq ft)
Basement	53.4 sqm (575 sq ft)

SERVICES:

The property is served by all mains services with mains water, electricity and drainage.

PLANNING:

The property has previously been used as a jewellers and has Class A1 Retail Use.

BUSINESS RATES:

The property is assessed as Shop & Premises - RV £19,750 in the 2019 Rating List. Rates payable 2019/20 - £9,697.25

EPC: E105

TERMS:

The property is offered to let on a new flexible and full repairing and insuring lease for a term to be negotiated. Quoting rental £14,000 pax, further terms upon application. Incentives may be available.

LEGAL COSTS: Each party to be responsible for their own legal costs incurred in any transaction. A legal fee deposit may be required.

VIEWING:

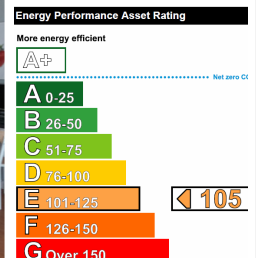
Strictly by prior appointment through Beane Wass & Box on
Tel: (01473) 210552 or E-Mail: enquiries@bw-b.co.uk

CONTACT:

Richard Bertram or Julian Haywood Smith



EPC



**PREPARED
FEB 2020**

Note: These particulars are intended only as a guide to prospective purchasers or lessees to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way or for any purpose whatever and accordingly neither their accuracy nor the continued availability of the property is in any guaranteed and they are furnished on the express understanding that neither the agents nor the vendors or landlord are to be or become under any liability or claim in respect of their content. Digital images have been used and some adjustments may have been made. In the event of the agents or the vendor or landlord supplying any further information or expressing any opinion to a prospective purchaser or lessee, whether verbal or in writing such information or expression of opinion must be treated as given on the same basis as these particulars.