

TO LET: PROMINENT GRADE II-LISTED TOWN CENTRE PREMISES



10 Queen Street, Ipswich, Suffolk IP1 1SS

Total Area approx. 57.5 sq m (619 sq ft)

- Town centre location, close to the popular Waterfront
- Recently undergone extensive refurbishment
- Modern offices, suitable for various Class E uses, STPP – inc. professional services, recruitment, physiotherapist
- Located in a high footfall area

**Available to let with immediate effect, at a rent of
£9,000 per annum exclusive.**



Location

Ipswich is the administrative and county town of Suffolk with a resident population of 150,000 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 (15 miles to the east) to the East Midlands.

Situation

The premises are situated in Queen Street, a high-footfall area close to the main thoroughfares of Westgate Street and Tavern Street, with a number of national retailers, cafes and restaurants nearby.

Car parking St Nicholas Street is close by, along with the Buttermarket Shopping Centre. All the town's main amenities are within easy walking distance.

Description

The attractive Grade II-Listed property is a ground floor Class E unit in the busy heart of Ipswich town centre, in a high-footfall pedestrianised area. It was formerly a recruitment office. Comprising a main ground floor office area, rear office area / meeting room / storage area, kitchen and WC. Fibre is connected to the building. The premises has recently undergone extensive refurbishment; uppers have been converted to residential accommodation.

Planning

The property has Class E office planning consent. All interested parties should contact Ipswich Borough Council on 01473 433200.

Business Rates

Rateable Value: £10,500. All interested parties should contact Ipswich Borough Council on 01473 433851.

Terms & Tenure

The premises are available to let, for a term of years to be agreed, at a commencing rental of £9,000 per annum exclusive. VAT status to be confirmed.

Accommodation (all areas are approximate)

Area	Sq M	Sq Ft
Ground Floor Office 1	38.6	415.49
Ground Floor Kitchen	1.7	18.30
Ground Floor Office 2	17.2	185.14
Total	57.5	619

Energy Performance Certificate

EPC certificate available upon request.

Legal Costs

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

Services & Service Charge

We understand that mains electricity and water are connected to the property, and gas for the boiler.

NB: None of the services have been tested and it is the responsibility of the proposed tenant to satisfy themselves as to their operation/ condition including any IT and telecommunications links.

Service Charge to be confirmed.

Viewing

Strictly by prior appointment with sole agents Penn Commercial on:



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

01473 211933

rachael@penncommercial.co.uk
penncommercial.co.uk

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