



AVAILABLE TO LET

Prominent Town Centre Retail Unit

20A Upper Brook Street, Ipswich, IP4 1EB

RENT

£15,000
per annum

AVAILABLE AREA

975 sq ft
[90.57 sq m]

IN BRIEF

- » Excellent location on Upper Brook Street close to Buttermarket and Tavern Street
- » Nearby occupiers include Sainbury's, Greggs and Caffé Nero.

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 situated on the western side of Upper Brook Street close to the junction with Buttermarket. Nearby occupiers include Sainbury's, Greggs and Caffé Nero.

DESCRIPTION

The property comprises a ground floor retail unit which has been partitioned to provide a main retail area at the front with two partitioned stores situated to the rear, along with a kitchenette and WC. The property also includes a small external store

The retail area is fitted with suspended ceilings incorporating fluorescent lighting, air-conditioning and part vinyl / carpet floor coverings. The shop benefits from a glazed frontage onto Upper Brook Street.

ACCOMMODATION [Approximate Net Internal Floor Areas]

Ground Floor

» Retail Area 695 sq ft [64.56 sq m]

Ancillary

» Front Store 25 sq ft [2.34 sq m]

» Store 1 143 sq ft [13.33 sq m]

» Store 2 62 sq ft [5.78 sq m]

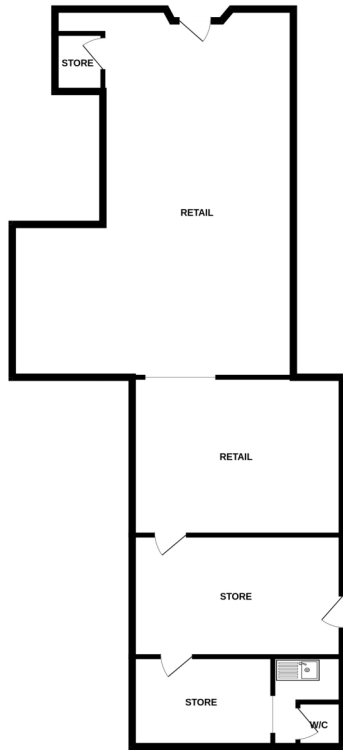
» External Store 29 sq ft [2.72 sq m]

» Kitchen 20 sq ft [1.88 sq m]

» W/C -- --

» Total Net Internal Floor Area: 975 sq ft [90.57 sq m]





BUSINESS RATES

According to the Valuation Office Agency website, the premises has a Rateable Value of £13,500. The rates payable (2026/27) is £5,157 per annum based on the current UBR for 2026/27 of £0.382

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]

D (81) Rating ref: 0310-0731-7759-1991-9002

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 £15,000 per annum exclusive.

The rent is subject to VAT.

LEGAL COSTS

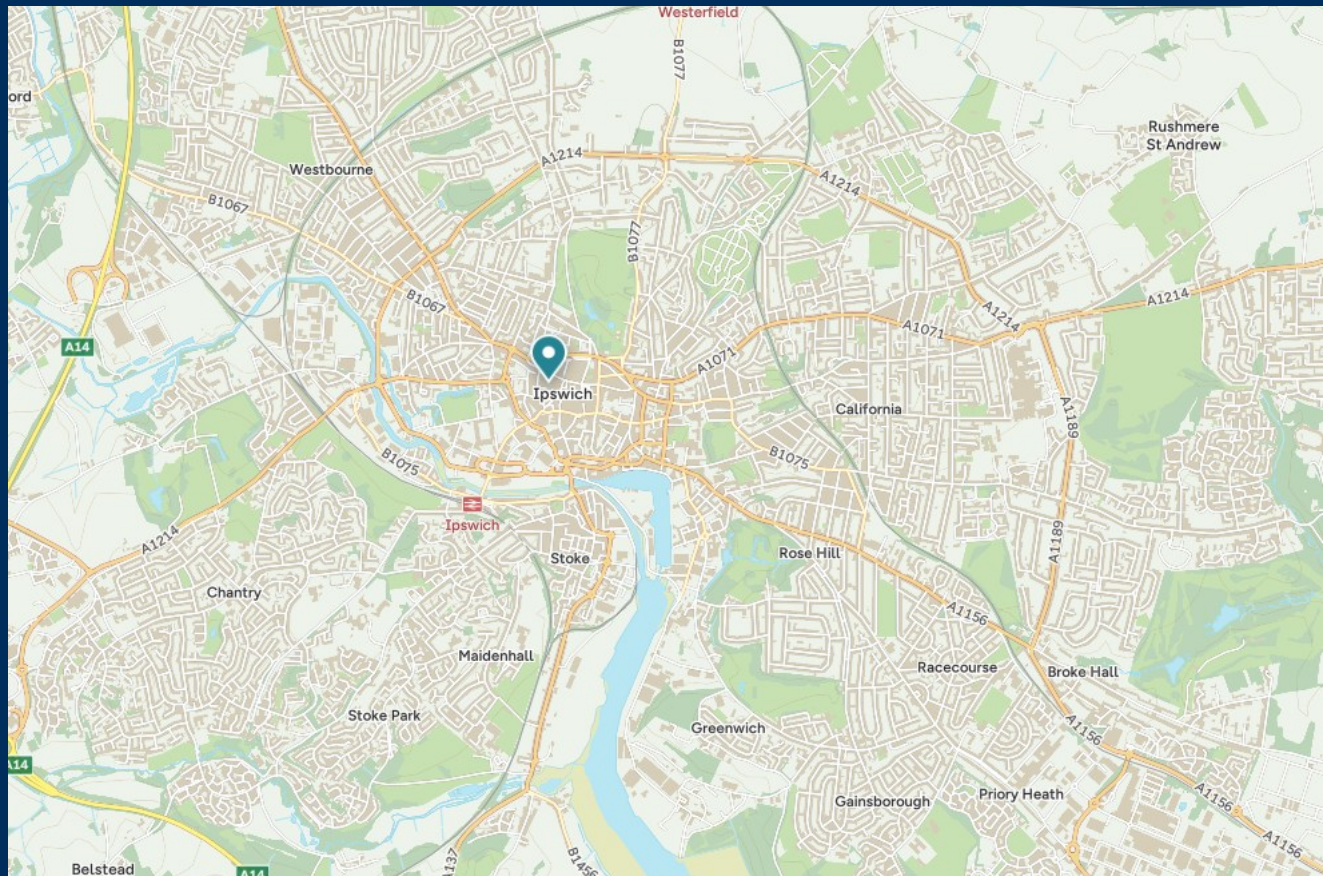
Each party is to be responsible for their own legal costs.

VIEWINGS STRICTLY BY APPOINTMENT
VIA SOLE LETTING AGENTS:

Fenn Wright
1 Buttermarket
Ipswich
Suffolk
IP1 1BA

Contact:
Hamish Stone
T: 01473 220211
E: hws@fennwright.co.uk

fennwright.co.uk
01473 232701



Fenn Wright for themselves and for the vendors or lessors of this property whose agents they give notice that:

- i. The particulars are set out as a general outline for the guidance of intending purchasers or lessees; and do not constitute, nor constitute part of, an offer or contract.
- ii. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- iii. The vendor or lessor does not make or give, and neither Fenn Wright LLP nor any person in their employment has the authority to make or give, any representation or warranty whatsoever in relation to this property.
- iv. All statements contained in these particulars as to this property are made without responsibility on the part of Fenn Wright LLP or the vendor/lessor.
- v. All quoting terms may be subject to VAT at the prevailing rate from time to time.
- vi. Fenn Wright have not tested any electrical items, appliances, any plumbing or heating systems and therefore, cannot give any warranty or undertaking as regards their operation or efficiency.

Fenn Wright is a Limited Liability Partnership, trading as Fenn Wright. Registered in England under no. OC431458. Registered office: 1 Tollgate East, Stanway, Colchester, Essex, CO3 8RQ. A list of members is open to inspection at our offices.

OS licence no: TT000311015

Particulars created May 2026.

