

FREEHOLD SALE

INVESTMENT

PROMINENT TOWN CENTRE BUILDING – MIXED-USE, PART-LET



Reliant House, Fore Street, Ipswich, Suffolk IP4 1JL **Total Area approx. 617 sq m (6,643 sq ft)**

- **Town centre location, close to the popular Waterfront**
- **Three self-contained offices and three residential apartments**
- **Guide price £725,000, subject to existing leases**



Accommodation

Unit 1 Angel Lane

Forms the first section, fronting Fore Street, and provides two self-contained offices over Ground and First Floors, with exposed timber beams.

The Ground Floor provides a reception, two offices, kitchenette and WC. The First Floor – which has recently been refurbished – comprises open plan office accommodation, with kitchenette and WC.

The offices include fluorescent lighting, electric night storage heaters, power and data points, wood effect flooring (GF) and carpeting (FF).

Units 2/3 Angel Lane

Provides further office accommodation, over First and Second Floors, with a dedicated Ground Floor entrance.

The offices have been finished to a good standard, with the FF providing predominantly open plan offices arranged around a central stairwell, together with board room, kitchen and WC. The SF provides a further office and server room.

The specification includes LED spot lighting, perimeter power and data points, together with floor boxes, wall-mounted air-conditioning and carpet throughout.

3 Angel Lane

Situated on the Ground Floor, to the rear of the property, and provides a studio apartment, with separate bathroom.

2 Angel Lane + 57A Fore Street

Both provide studio apartments, with separate bathrooms.

Property	Sq M	Sq Ft	Tenancies
Unit 1 Angel Lane – Ground Floor	Total Floor Area = 133	Total Floor Area = 1,432	Let to Keystone Estate Agents, rent of £12,500 pax, leased until 31.10.33.
Unit 1 Angel Lane – First Floor	Total Floor Area = 172	Total Floor Area = 1,851	Vacant. Estimated rent of £12,500 pax.
Units 2/3 Angel Lane	Total Floor Area = 192	Total Floor Area = 2,067	First Floor, Unit 2: Let to Adaptainer Limited until 31.05.24, rent of £6,000 pax. First & Second Floor, Unit 3: Let to Adaptainer Limited until 31.05.24, rent of £7,200 pax.
3 Angel Lane Kitchen/Diner Bedroom Wardrobe Bathroom Lounge	Total Floor Area: 44 2.55 x 3.68 + 2.55 x 2.99 2.67 x 3.67 1.84 x 2.62 1.97 x 2.34 3.07 x 4.09	Total Floor Area = 474	Let. Tenancy commenced 04.09.23, rent of £795 pcm.
2 Angel Lane Studio Bathroom	Total Floor Area = 32 3.26 x 8.38 1.75 x 1.94	Total Floor Area = 345	Let. Tenancy commenced 30.03.23, Rent of £550 pcm.
57A Fore Street Studio Bathroom	Total Floor Area = 44 8.82 X 3.40 + 4.18 x 1.00 2.45 x 1.77	Total Floor Area = 474	Let. Tenancy commenced 28.07.23, rent of £625 pcm.



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

Fore Street is situated on the south-eastern corner of Ipswich town centre and is within walking distance of the main town centre and Ipswich's popular Waterfront.

Fore Street forms part of the Conservation Area of the town centre, and is located within the 'Link Quarter' of central Ipswich, named for its connectivity with independent leisure, retail and office sectors, together with residential accommodation.

Description

Reliant House is an attractive Grade II Listed, mixed-use building, providing three offices and three residential apartments.

Business Rates

All interested parties should contact Ipswich Borough Council on 01473 433851.

Terms & Tenure

Offers are invited in the region of £725,000 for the Freehold interest, subject to the existing tenancies.

VAT

VAT is not applicable.

Energy Performance Certificate

Full copies of the EPCs are available upon request.

Legal Costs

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

Services

We understand that mains electricity and water are connected to the property.

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

Viewing

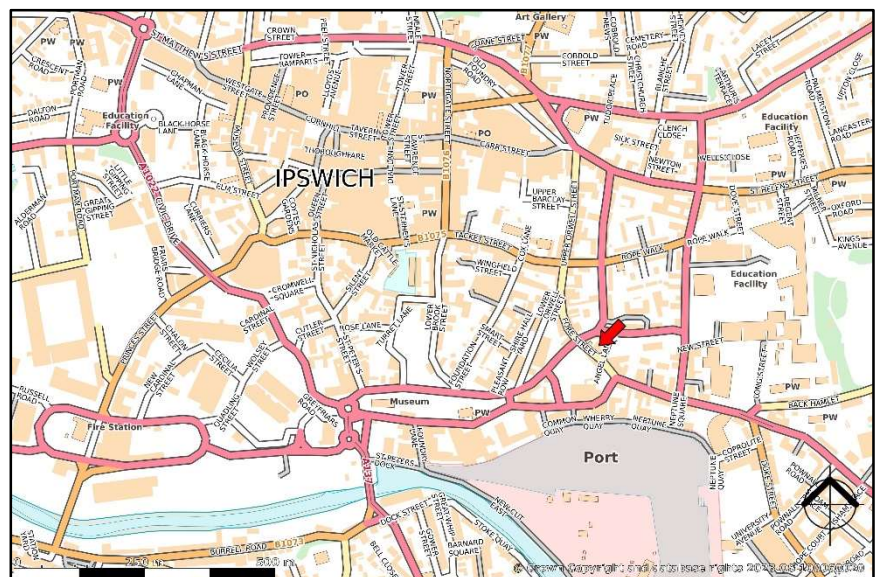
Strictly by prior appointment with sole agents Penn Commercial on:



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

01473 211933

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



NOTICES RELATING TO PROPERTY MISREPRESENTATION, PROPERTY MISDESCRIPTIONS & FINANCIAL SERVICES ACTS

Penn Commercial as agents for vendors/lessors of this property gives notices that: 1. The information contained within these particulars has been checked and is understood to be materially correct at the date of publication. 2. All descriptions, statements, dimensions, references to availabilities, conditions and permissions for use, and occupations of other details are given in good faith. However, they are made without responsibility, and should not be relied upon as representations of fact. Intending purchasers or tenants should by enquiry to this office satisfy themselves as to the correctness and availability in each case before arrangements are made to travel and view. 3. Unless otherwise stated, all prices, rents and other charges are quoted exclusive of value added tax (VAT). Any intending purchasers or tenants must satisfy themselves independently as to the incidence of VAT in respect to any transaction. 4. All plant machinery, equipment, services and fixtures and fittings referred to in these particulars were present at the date of publication. They have not however, been tested and, nor any person in their employment have any authority to make or give, any representation or warranty whatsoever in relation to this property. 7. Penn Commercial does not hold itself out as providing any legal financial or other advice. These particulars do not constitute advice and you should not rely on this material in making (or refraining from making) any decision to take (or refrain from taking) any action. 8. The information contained in these particulars is of a general nature and may not be applicable to your own specific circumstances. If you are in any doubt, please seek professional advice.