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COMMERCIAL PROPERTY CONSULTANTS SINCE 1993

FOR SALE

A PROMINENT CORNER CAFÉ/RESTAURANT/SHOP UNIT

83.8 SQ M/902 SQ FT



16 St Margarets Green

Ipswich

Suffolk

IP4 2BS

FOR SALE

Freehold rarely available

Prominent Corner position

Close to busy junction and Christchurch Park

Class E planning use

Fitted kitchen equipment (available by separate negotiation)

Price offers in excess of £165,000 sought

LOCATION

16 St Margarets Green is located just north of Ipswich town centre close to Christchurch Park and its Mansion and the Grade I church of St Margarets. St Margarets Green links the busy feeder roads of Westerfield Road and Woodbridge Road and St Margarets Street at the nearby junction giving considerable vehicle passing traffic as well as being within walking distance to the main town centre.

DESCRIPTION

The property comprises an attractive two storey double fronted shop/café on the junction of St Margarets Green and Cobbold Street. Internally, each floor is predominantly open plan with access to the first floor via a staircase to the rear of the shop. The first floor has been fitted with a commercial kitchen which can be made available by separate negotiation. There is also a WC with wash hand basin at first floor level. Both floors have exposed timber floors and spotlights/hanging lights.

ACCOMMODATION

(Please note all areas and dimensions are approximate)

Gross frontage	7.32 m	24 ft
Net frontage	5.92 m	19 ft 4"
Depth	7.71 m	25 ft 3"
Total ground floor area	40.4 sq m	446 sq ft
First floor		
Width	6.2 m	20 ft 3"
Depth	7.61 m	25 ft
Total first floor area	42.4 sq m	456 sq ft
Overall area	83.8 sq m	902 sq ft

WC facility located at first floor level

SERVICES

We understand all mains are connected. We have not tested any services and any interested party should carry out their own due diligence in relation to the services offered by utility companies.

TENURE – Freehold

PRICE

Offers in the region of £165,000 sought for this freehold interest.

VAT

Vat is applicable to the property.

FIXTURES AND FITTINGS

The property has previously been used for a café/restaurant. The first floor has been fitted with a commercial kitchen with appliances. Any party interested in acquiring these items, they can be made available by separate negotiation and for a full list of what is on offer, please contact the agents office.

BUSINESS RATES

The rateable value for this property is £7,500. Interested parties should contact Ipswich Borough Council Business Rates Department .
Contact telephone number: 01473 433851

EPC upon request

PLANNING

We have been verbally advised the property is suitable for Class E. We encourage any interested parties to carry out their own investigations with Ipswich Borough Planning Department on 01473 432000 as to their own use in relation to the property.

ANTI MONEY LAUNDERING REGULATIONS

In accordance with Anti-Money Laundering Regulations, all prospective tenants will be required to provide proof of identity and address. This may include, but is not limited to, a passport or driving licence and a recent utility bill or bank statement



LEGAL COSTS

Each party to bear their own legal costs.

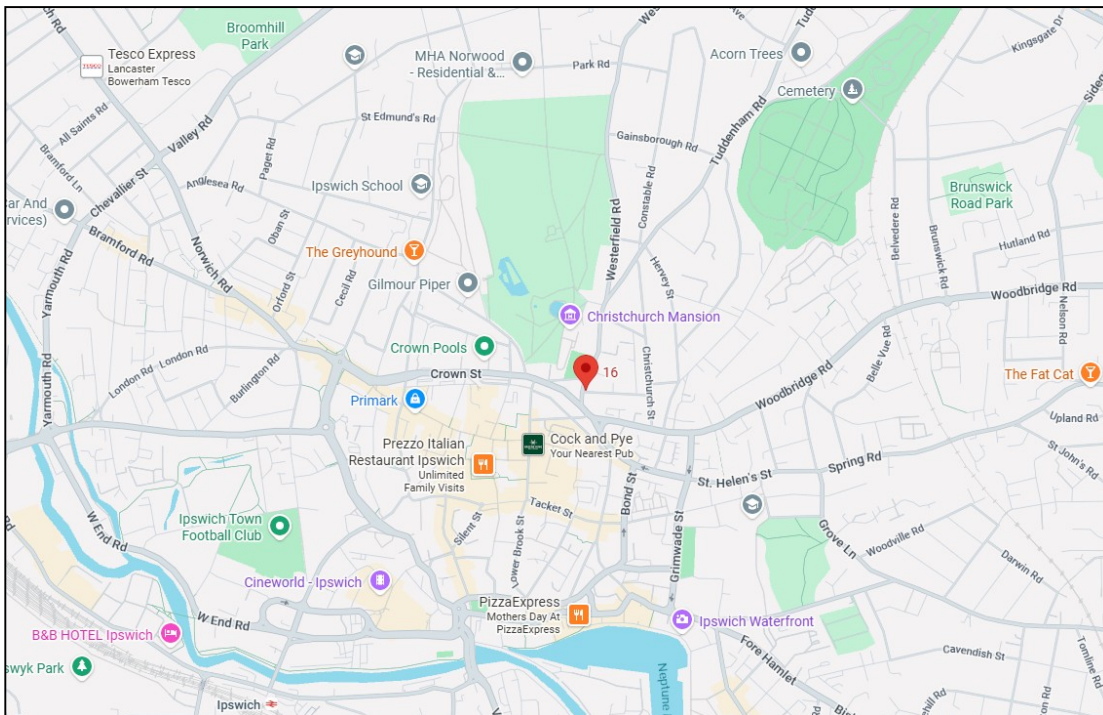
VIEWING

Strictly by prior appointment with Sole Agents

Reader Commercial on 01473 289600

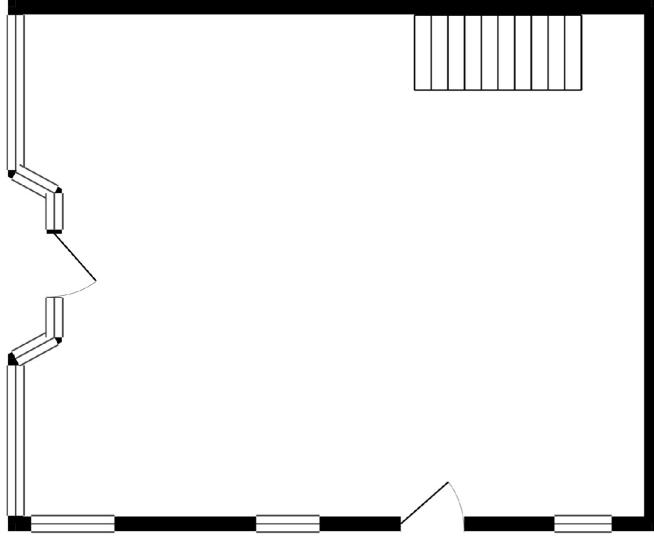
martin@readercommercial.com

Plan is for location purposes only

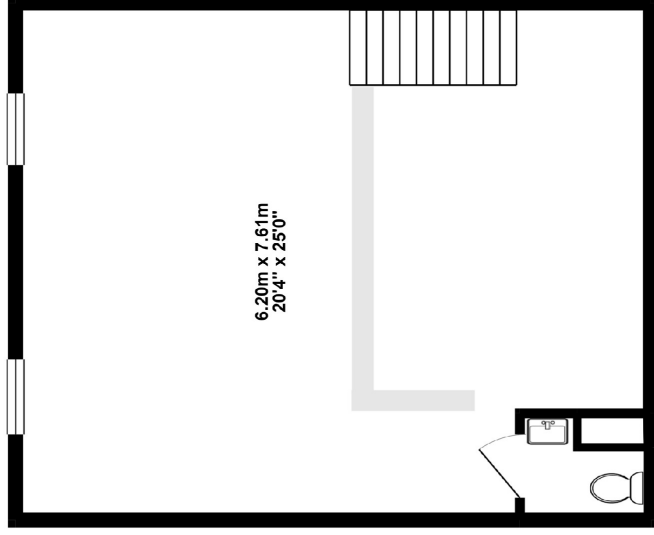




GROUND FLOOR 41.4 sq. m.
(445.63 sq. ft.)



1ST FLOOR 42.4 sq. m.
(456.39 sq. ft.)



TOTAL FLOOR AREA : 83.80 sq. m. (902.02 sq. ft.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements are given as an approximation and should not be used for any legal or financial purposes, or for any other purpose without the express written consent of the developer. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Issue with Reference 02/20

