



01473 289600

Hubbard House, 6 Civic Drive, Ipswich, Suffolk IP1 2QA

readercommercial.com

info@readercommercial.com

COMMERCIAL PROPERTY CONSULTANTS SINCE 1993

FOR SALE

THREE STOREY TOWN CENTRE GRADE II LISTED SHOP WITH UPPER PARTS 245.6 SQ M/2,644 SQ FT



12 Queen Street

Ipswich

Suffolk

IP1 1SS

FOR SALE

Prominent central location

Ground floor retail area with offices above

Suitable for multiple uses with conversion potential (stp)

Gross frontage 9.4 m/31 ft

Separate access to 1st and 2nd floors

In need of refurbishment

Price reduction - offers in the region of £235,000 sought

LOCATION

The property is located at the top end of Queen Street just south of the Cornhill, the main focal point of Central Ipswich. Queen Street has a mix of retail, café restaurants and hairdressers. This position is on the edge of town centre pedestrianised area and close to the Buttermarket Shopping Centre with its basement parking. Nearby occupiers include TK Maxx, Uniform Research, Subway, Music World and Co-op Bank.

DESCRIPTION

The property comprise a grade II listed three storey building with painted render/brick elevation under a tiled roof. At street level the ground floor benefits from a timber fronted shop with return frontage and offers open plan accommodation, VRV/air conditioning inset within the suspended ceiling (not tested) with WC,s. The upper floors are accessed from the side entrance to a staircase leading to both first and second floors. The upper parts offer cellular rooms of varying sizes lending itself to conversion, subject to planning. WC and kitchen facilities are located on each floor. There is also a small basement accessed from the entrance hall to the upper parts. The property is in need of refurbishment.

ACCOMMODATION

(Please note all areas and dimensions are approximate)

Frontage	6.2 m	20 ft 3"
Return frontage	3.2 m	11 ft
Built depth	18 m	59 ft
Total size area	97.2 sq m	1,046 sq ft
Includes 2 WC facilities		

First Floor overall	90 sq m	990 sq ft
Includes 2 cellular front offices, a large open plan office, WC and kitchenette		

Second floor	56.4 sq m	607 sq ft
Includes 2 cellular front offices, a large rear office, WC and kitchen facility		

Overall area	245.6 sq m	2,644 sq ft
---------------------	-------------------	--------------------

There is a small basement, not measured.

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 £235,000 sought for this freehold interest.

VAT

Vat is applicable to the property.

BUSINESS RATES

The rateable value for this property is as follows:

Ground floor rateable value £19,750

First and second floor rateable value £6,400.

Interested parties should contact Ipswich Borough Council Business Rates Department .

Contact telephone number: 01473 433851

EPC rating

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









