

Ipswich - 31 Foxhall Road, Suffolk IP3 8JU
Retail Shop to Rent



BLUE ALPINE

PROPERTY CONSULTANTS



Ipswich - 31 Foxhall Road, Suffolk IP3 8JU

Retail Shop to Rent



Property Features:

- Comprises ground floor retail shop
- Suitable for variety of uses (Class E)
- VAT is NOT applicable to this property
- Available on a new lease with flexible terms
- Situated on a main arterial route, providing great traffic and direct access into Ipswich City Centre
- Occupiers nearby include Co-Op Food (opposite), Premier, Pizza Hut, Pharmacy, Takeaway, Dental Practice, Dog Grooming and many more.

Property Description:

Comprises ground floor retail shop, providing the following accommodation and dimensions:

Ground Floor: 40 sq m (430 sq ft)

Open plan retail, kitchen, storage, wc



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Terms:

Available on a new lease with terms to be agreed by negotiation

Rent: £115 per week (PCM: £498.33)

Deposit: £1,495 (3 Months)

Rateable Value:

Rateable Value - £4,350 p.a.

Rates Payable - £0*

*Note - Small business rates relief available (subject to terms)

EPC:

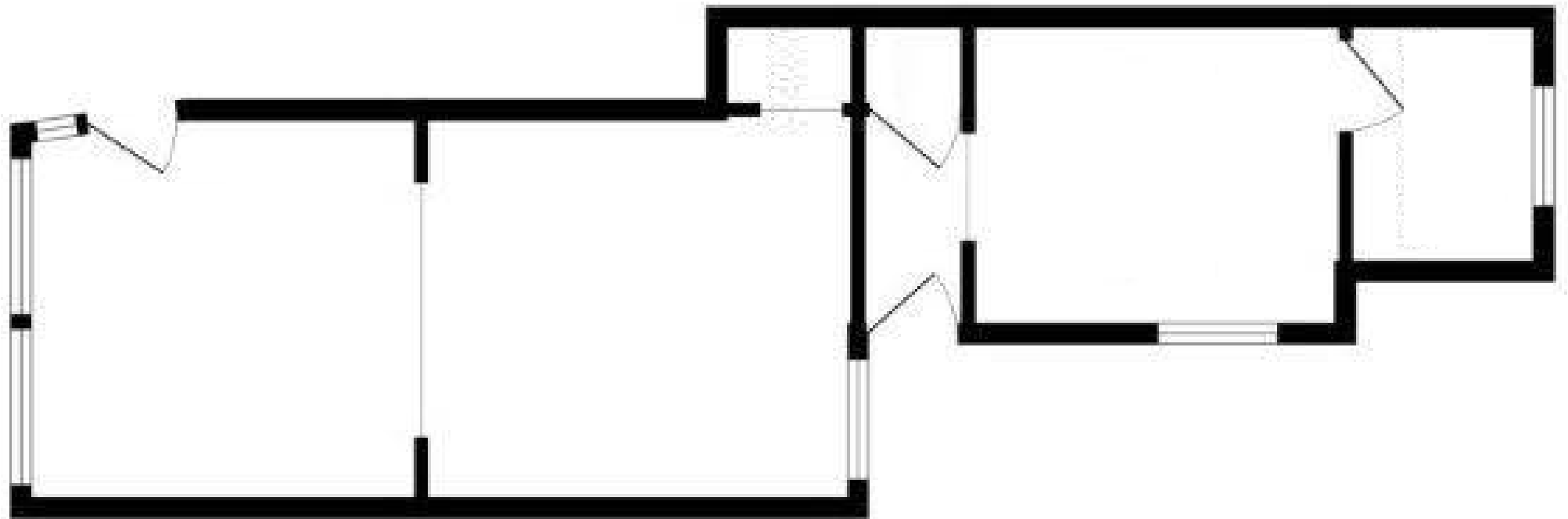
The property benefits from a D Rating. Certificate and further details available on request.

Location:

The property is situated on a main arterial route, providing great vehicular traffic and direct access into Ipswich City Centre. Derby Road station is located just 0.3 miles from the property, offering regular services to Ipswich mainline station, with onward connections to London Liverpool Street and Norwich. Occupiers nearby include Co-Op Food (opposite), Premier, Pizza Hut, Pharmacy, Takeaway, Dental Practice, Dog Grooming and many more.



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Ground Floor

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Contacts:

For further information or to schedule a viewing, please contact a member of our team below.



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