

01206 577667

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Ground and First Floor Retail Shop – To Let



**14-16 Carr Street, Ipswich, Suffolk, IP4 1EJ**

Asking Rent: £35,500 Per Annum Exclusive

4,471 Sq. Ft (415 Sq. M)

- Suitable for a Variety of Uses (STP)
- Prominent Town Centre Location
- Double Fronted Shop
- Pedestrianised Thoroughfare
- New Lease Available

## Location

Ipswich is a major county town with a resident population of circa 180,000 people. It benefits from excellent communication links via the A14 to the Midlands at Cambridge, the Port of Felixstowe and via the A12 to the M25 (junction 28) and Stansted Airport via the A120. There are mainline rail links to London Liverpool Street with a fastest journey time of 1 hour 15 minutes.

The property is situated on Carr Street, a pedestrianised throughfare with national occupiers such as Costa, Subway and The Entertainer as well as smaller individual occupiers.



## Description

The property itself comprises a ground floor and first floor double frontage shop. On the ground floor there is hardwood flooring with part tiles and fluorescent lighting with a suspended ceiling. On the righthand side there is an open staircase leading to the first floor which also goes above the adjoining shop. This has hardwood flooring and fluorescent lighting with 3 large windows. At the rear on both floors there is internal storage which could be converted to offices.

## Accommodation

The property has the following Net Internal floor areas:

Ground Floor Sales	1,681 sq. ft
Ground Floor Storage	151 sq. ft
First Floor Sales	1736 sq. ft
First Floor Storage	717 sq. ft
First Floor Storage 2	69 sq. ft
First Floor Staff Room	118 sq. ft

**Net Internal Area 4,471 sq. ft (415 sq. m)**

## Asking Terms

The property is available by way of a new effective FRI lease for a term of years to be agreed with regular upward only rent reviews. Our client will consider agreeing terms on just the ground floor if the first floor is not of interest.

## Asking Rent

£35,500 per annum exclusive of Business Rates, Utilities and all other outgoings.

## Town Planning

We are advised that that the property benefits from a Class E (Retail) Use. Interested parties should make their own investigations with Ipswich Borough Council on 01473 432913.

## Business Rates

The property appears in the Valuation List with a Rateable Value of £25,750.

## VAT

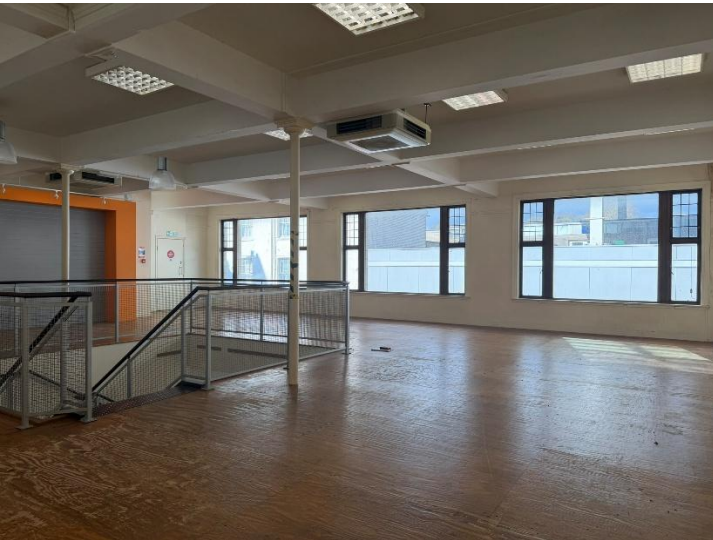
The property is elected for VAT.

## Legal Fees

Each party is to bear their own legal costs throughout the course of any transaction.

## Energy Performance Certificate

The property is due to be assessed for an EPC certificate.



**Tony Lockwood**  
t.lockwood@whybrow.net  
01206 577667



**Charntelle Goodyear**  
Charntelle.goodyear@whybrow.net  
01206 577667