

01206 577667

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 **Whybrow**

## Self-Contained Office Suite – To let or For Sale



### 39a Westgate Street, Ipswich, Suffolk, IP1 3DX

Rent: £8,500 Per Annum Exclusive

1,475 Sq. Ft (137 Sq. M)

- Town Centre Location
- Close To Town Centre Parking
- Permitted Development For Flats (IP/24/00196/P3JPA)
- Kitchenette, WC's & Air Conditioning
- New Lease Available

## Location

Ipswich is a major economic centre and is the County town of Suffolk, with a resident population of circa 150,000 people and a catchment area in excess of 350,000 people.

The town benefits from excellent communication links via the A14 from Felixstowe to Midlands via Cambridge and via the A12 to the M25 (Junction 28) and good rail links direct to Norwich and London Liverpool Street station, with a journey time of around 65 minutes.

The subject property fronts Westgate Street close to its junction with Museum Street amongst occupiers including Marks & Spencer, Trespas, Superdrug and Moss Bros.



## Description

First floor, self contained offices situated above a terrace of retail units with a ground floor entrance directly off Westgate Street.

## Accommodation

The offices have a Nett Internal floor area of:

1475 sq ft (137 sq m)

## Asking Terms

Leasehold – A new lease is to be drawn on Full Repairing and Insuring (FRI) basis for a term of years to be agreed incorporating periodic upward only rent reviews.

Virtual Freehold- a new 125 year lease at a peppercorn rent and no rent reviews.

## Rent

Leasehold - £8,500 per annum exclusive of Business Rates, VAT and all other outgoings.

Virtual Freehold - £95, 000 plus VAT.

## Service Charge

The property is subject to a service charge. Further details available upon request.

## Legal Fees

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

## Planning

The property benefits from an established Class E (Office) use. Permitted Development has been granted for a change of use from office to two flats (Use class C3a)-Ref IP/24/00196/P3JPA.

Interested parties are advised to contact Ipswich Borough Council on 01473 432000.

## Business Rates

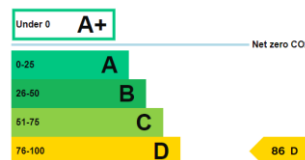
The property appears in the Valuation List with a Rateable Value of £6,100.

## Energy Performance Certificate

The property has an EPC rating of D86.

### Energy rating and score

This property's energy rating is D.



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