

£8,500 per annum exclusive

39 Westgate Street, Ipswich, Suffolk, IP1 3DX



Self-Contained Office Suite To Let or For Sale 1,475 Sq Ft (137 Sq M)

- Town Centre Location
- Close To Town Centre Parking
- Permitted Development For Flats
- 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, Trespass, Superdrug and Moss Bros.



Description

The building comprises a mid-terraced ground floor retail unit adjoining both Betfred and Trespass comprising a ground floor sales area with fully glazed display entrance and central entrance door, benefiting from solid floors and carpeting, suspended ceilings with recessed lighting and rear storage leading to a loading area.

Accommodation

The property benefits from a net internal area of 1,475 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 if applicable and all other outgoings.

Virtual Freehold - £95,000.

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. 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. A copy of the certificate is available upon request.