

01206 577667

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 **Whybrow**

**New Commercial Development  
To Let**



**1 The Winerack, Key Street, Ipswich, Suffolk,  
IP4 1FZ**

2,345 Sq Ft (218 Sq M)

- Located In The Heart Of The Marina
- Integrated Car Parking
- Close to Pizza Express, Salthouse Hotel, Isaacs and Dance East

## 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 Winerack is ideally situated on the Ipswich waterfront with the marina being a star attraction on the East coast and one of the towns most loved destinations. The Waterfront sees a hive of activity throughout the year, occupiers including Pizza Express, University of Suffolk, Isaacs, Salthouse hotel, Dance East, Ashtons and a number of privately owned bars, restaurants and cafes.



## Asking Terms

Leasehold – A new lease drawn on a Full Repairing and Insuring basis, subject to a service charge for a minimum term of 10 years incorporating upward only rent reviews.

Long Leasehold – a new 150 year lease at a peppercorn rent without review.

## Rent / Price

Terms on request.

## 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 units benefit from a mix of use classes including Class A1 (Retail), A2 (Financial Services), A3 (Restaurant and Cafes), A4 (Drinking Establishments), A5 (Hot Food Takeaways), B1 (a) (Offices), D1 (Non – Residential Institutions) and D2 (Assembly and Leisure).

Interested parties should make their own enquiries of Ipswich Borough Council on 01473 432000.

## Description

The commercial units will consist of three newly developed premises in a shell condition with shop fronts installed and capped services. The new units will form part of an extensive residential development which will consist of 150 new apartments with integrated car parking.

## Accommodation

The property benefits from the following Net Internal Areas (NIA):

Ground Floor	1,020 sq.ft
Mezzanine Floor	1,325 sq.ft
<b>Total</b>	<b>2,345 sq.ft</b> <b>(218 sq.ft)</b>

## Business Rates

The unit is due to be assessed by the Valuation Office on completion.

## Energy Performance Certificate

The unit has an EPC rating of A18.



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