

01206 577667

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**For Sale / To Let**

 **Whybrow**



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

2,345 Sq Ft (218 Sq M)

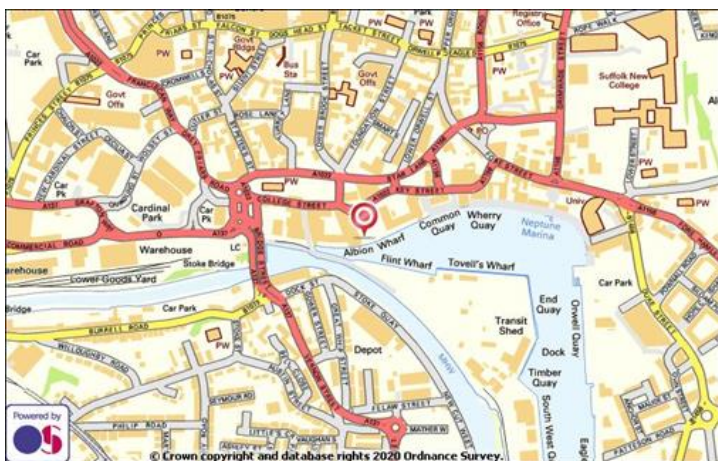
- New Commercial Unit
- Heart Of The Marina
- Integrated Car Parking
- Close To Pizza Express, Salthouse Hotel, Isaacs And Dance East

## 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.



## 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.

## 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.

## 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

Leasehold - Terms upon request.

freehold - Terms upon request.

## Legal Fees

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

## Business Rates

The properties are due to be assessed by the Valuation Office on completion.

## Accommodation

The accommodation has the following net internal areas:

Unit 1 (Fronting the Marina)

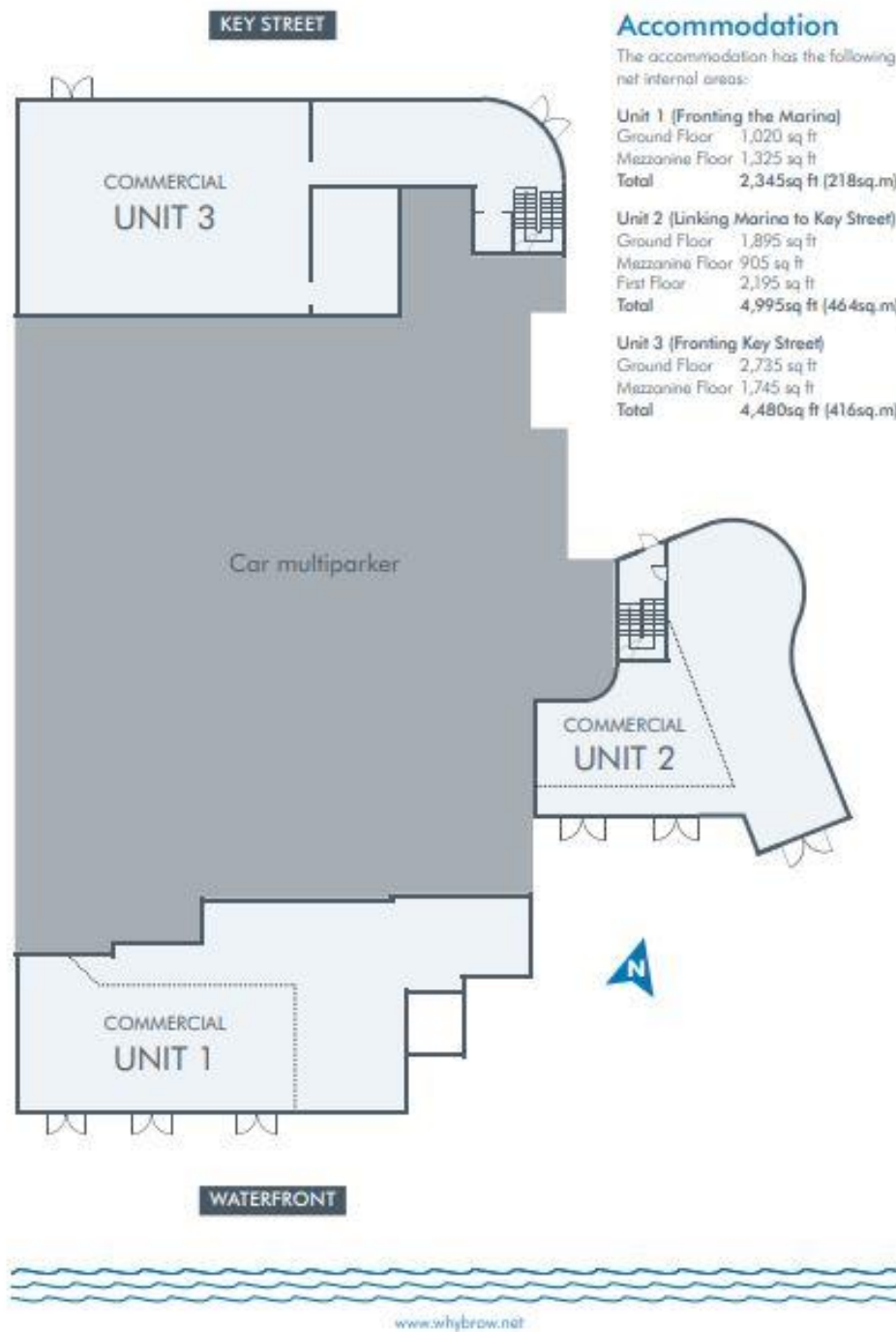
- Ground Floor 1,020 sq ft
- Mezzanine Floor 1,325 sq ft
- Total 2,345sq ft (218sq.m)

Unit 2 (Linking Marina to Key Street)

- Ground Floor 1,895 sq ft
- Mezzanine Floor 905 sq ft
- First Floor 2,195 sq ft
- Total 4,995sq ft (464sq.m)

Unit 3 (Fronting Key Street)

- Ground Floor 2,735 sq ft
- Mezzanine Floor 1,745 sq ft
- Total 4,480sq ft (416sq.m)



**Ewan Dodds BSc FRICS**  
ewan.dodds@whybrow.net  
01206 577667



**Maria Newman**  
m.newman@whybrow.net  
01206 577667



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

01206 577667 | [info@whybrow.net](mailto:info@whybrow.net) | [whybrow.net](http://whybrow.net)

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