



# THE WINERACK



## Contemporary New Commercial Development The Winerack, Key Street, Ipswich, Suffolk, IP4 1FZ

Three New Commercial Units | Heart Of The Marina  
Integrated Car Parking | Available May 2019  
Close to Pizza Express, Salhouse Hotel, Isaacs and Dance East



## 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.

## Energy Performance Certificate

The property does not currently have an EPC Rating and is due to be assessed on completion.

## Business Rates

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

## Legal Fees

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

## Rent/Price/VAT

**Leasehold** – Terms upon request.

**Long Leasehold** – Terms upon request.

All rents are exclusive of VAT which will be applicable.

## 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.

## Service Charge

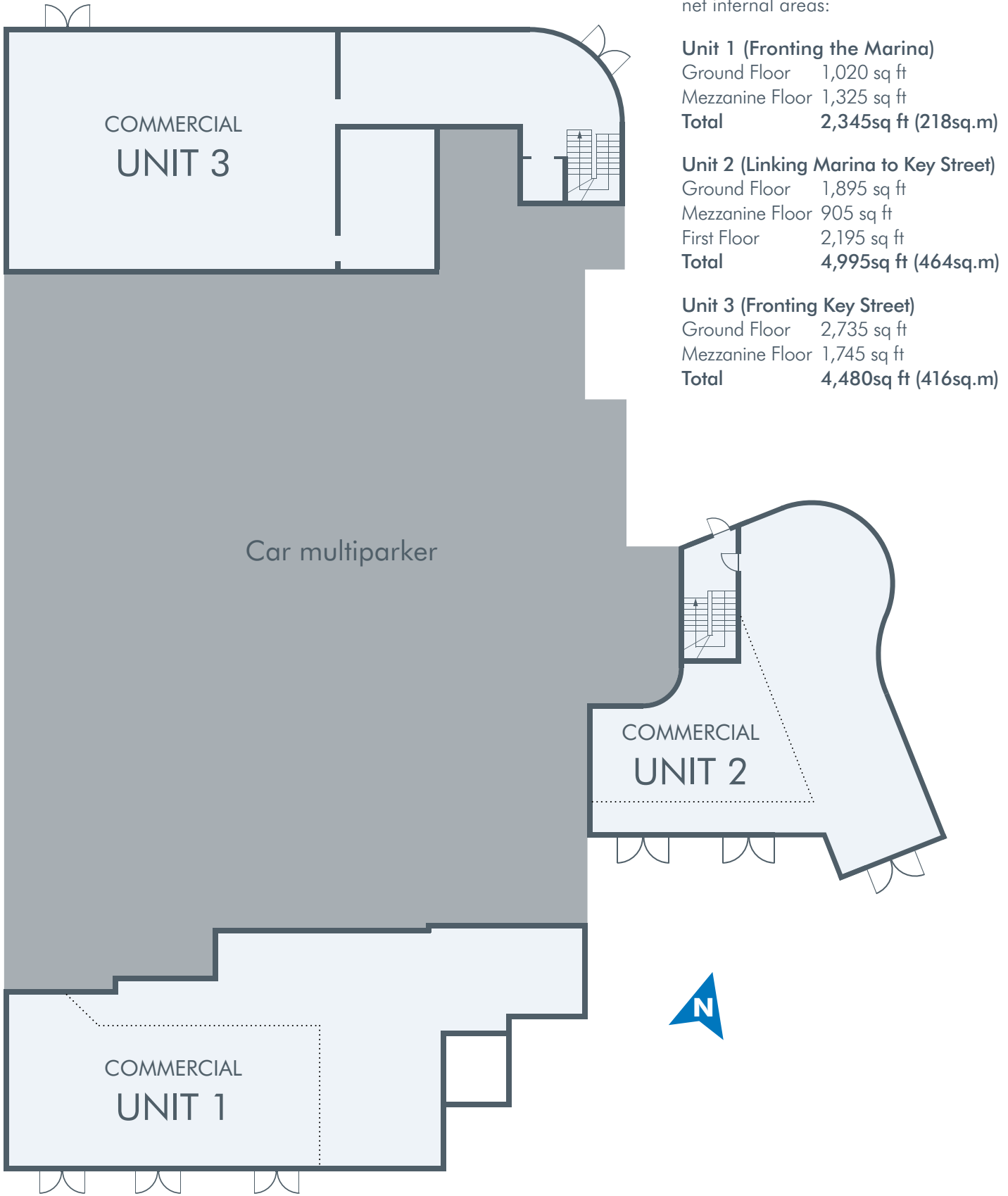
The property is subject to a service charge to cover the landlords costs of maintaining the common parts and structure. Further details are available upon request.

## 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.

KEY STREET



## Accommodation

The accommodation has the following net internal areas:

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

<b>Unit 2 (Linking Marina to Key Street)</b>	
Ground Floor	1,895 sq ft
Mezzanine Floor	905 sq ft
First Floor	2,195 sq ft
<b>Total</b>	<b>4,995sq ft (464sq.m)</b>

<b>Unit 3 (Fronting Key Street)</b>	
Ground Floor	2,735 sq ft
Mezzanine Floor	1,745 sq ft
<b>Total</b>	<b>4,480sq ft (416sq.m)</b>

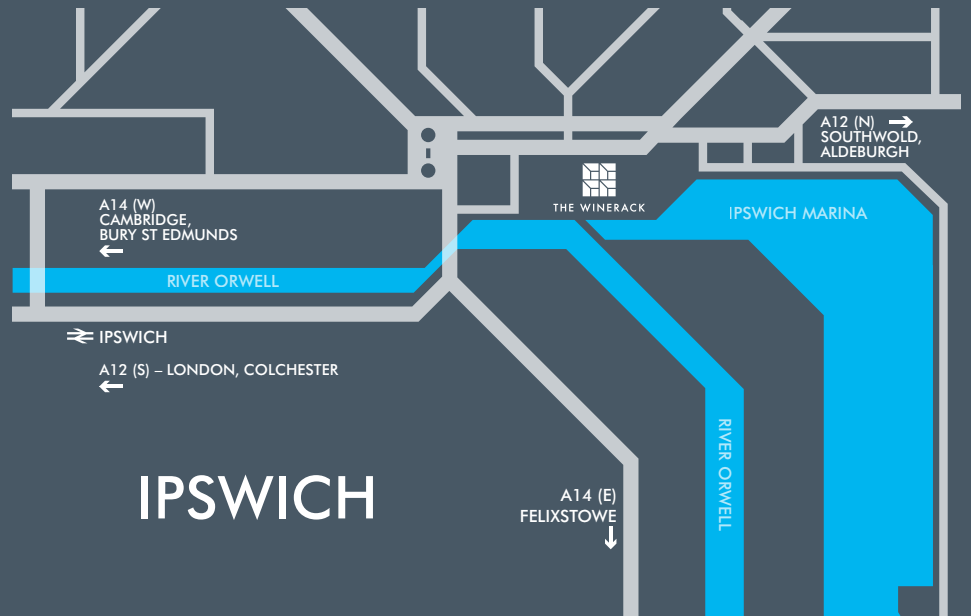
WATERFRONT



## 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.



# IPSWICH



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