

Class E Retail

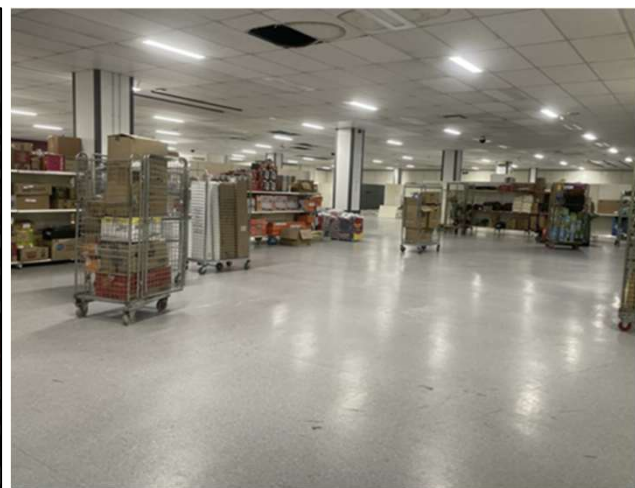
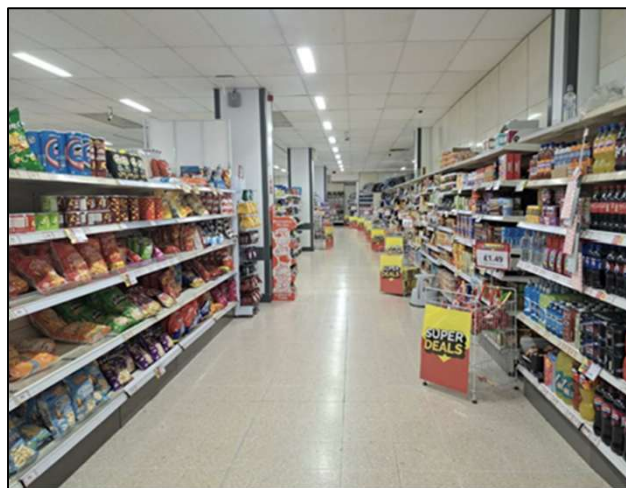
FOR SALE: Substantial Retail Premises in Town Centre



28-32 Upper Brook Street, Ipswich, Suffolk IP4 1EB
Total Area Approx. 2,871.05 sq m (30,903 sq ft)

- **Prominent town centre location**
- **Suitable for a variety of uses, STPP**
- **Extensive frontage onto main high street**
- **Three Phase electricity**

**Available for sale freehold at an asking price of
£1,995,000.**





Location

Ipswich is the largest town and the administrative centre for Suffolk, with a population of approximately 140,274. The town boasts an award-winning Waterfront, a vibrant community of national and independent retailers, and an array of colourful pubs, bars and international restaurants; all within a short distance of the stunning Suffolk countryside and coastline.

Ipswich is a vibrant town in East Anglia located approximately 17 miles north east of Colchester, 53 miles east of Cambridge and 46 miles south of Norwich

Situation

The property is located along Upper Brook Street in the town centre. Nearby occupiers include Sainsbury's, Gregg's, CEX and Caffè Nero.

Description

This substantial property is arranged over four floors under a flat roof. The ground floor provides a large retail / sales area with further retail space on the first floor. Ancillary storage accommodation is located at the rear of the ground and first floors, together with the whole of the second and third floors.

The property has goods access to the rear via St Stephens Lane and benefits from a prominent shop frontage onto busy Upper Brook Street

Terms & Tenure

Available for sale freehold at an asking price of £1,995,000. Please note there is currently a lease in place that can be terminated subject to serving 6 weeks notice, therefore the sale can proceed as a TOGC or with vacant possession.

VAT

VAT is applicable.

Accommodation (all areas are approximate)

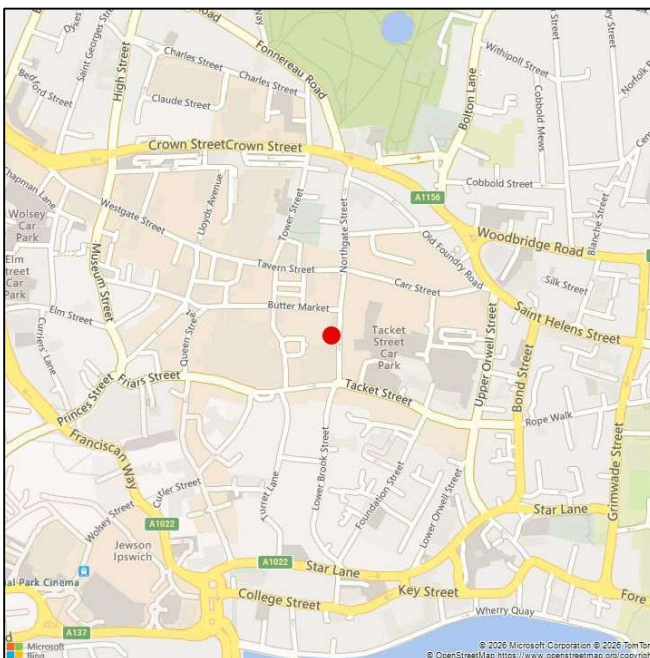
Ground Floor: 1,228.3 sq m (13,221 sq ft)

First Floor: 1,162.6 sq m (12,514 sq ft)

Second Floor: 282 sq m (3,035 sq ft)

Third Floor: 198.15 sq m (2,133 sq ft)

Total Area Approx. 2,871.05 sq m (30,903 sq ft)



Planning

We understand that the property currently has consent for Class E retail use.

All interested parties should make their own enquiries with Ipswich Borough Council.

Services & Service Charge

We understand that mains electricity, water and drainage are connected. None of the heating systems or any other plant and equipment have been tested by Penn Commercial and prospective tenants must rely on their own investigations as to their existence and condition

Business Rates

Rateable Value: £98,000. All interested parties should contact Ipswich Borough Council.

Legal Costs

Each party to bear responsibility for their own legal costs incurred in this transaction.

EPC

Rating B. Details available on request.

Viewing

Strictly by prior appointment with sole agents Penn Commercial on:



Suite C, Orwell House,
The Strand, Wherstead,
Ipswich IP2 8NJ

01473 211933

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penncommercial.co.uk

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