penn commercial
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Retail

FOR SALE/TO LET: Prominent Three-storey Town Centre Retail Premises



36 Tavern Street, Ipswich, Suffolk IP1 3AP

Total Area Approx. 282.20 sq m (3,037.60 sq ft)

- **Former travel agent shop in prominent town centre location**
- **Grade II Listed, 3 storeys, with basement**
- **Close to public car parks**
- **Would suit a variety of retail uses, s.t.p.p.**
- **Nearby occupiers include River Island, Pandora, TH Baker, LUSH, Vodafone, O2, McDonald's, Hays Travel, Flying Tiger, Shoezone, and numerous independent retailers/cafés**

Available for sale freehold at o.i.r.o. £325,000. Available to let immediately, at a rent of £36,000 per annum exclusive.

CoStar AWARDS ANNUAL AWARDS TOP AGENCY 2024 WINNER



Accommodation (all sizes are approximate)

Area	Sq M	Sq Ft
Basement	85.30	918.20
Ground Floor	93.90	1,010.70
First Floor	81.90	881.60
Second Floor	21.10	227.10
TOTAL:	282.20	3,037.60

Services & Service Charge

We understand that mains electricity and water are connected to the property. NB: None of the services have been tested and it is the responsibility of the proposed tenant to satisfy themselves as to their operation / condition including IT and telecommunications links. Service Charge to be confirmed.

Energy Performance Certificate

Rating 74C, Certificate 0713-3134-8002-0406-9002, valid until 7th August 2034.

Viewing

Strictly by prior appointment with Penn Commercial:

Suite C Orwell House, Wherstead, The Strand, Ipswich, Suffolk IP2 8NJ
01473 211933
rachael@penncommercial.co.uk

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Location

Ipswich is the administrative and county town of Suffolk with a resident population of 130,000 and a retail catchment population of approximately 300,000. The town lies on the River Orwell, approximately 70 miles north east of central London, 55 miles south east of Cambridge, 43 miles south of Norwich, and 18 miles north east of Colchester. Major roads in the area include the A12, which provides dual carriageway access to the A14, providing a principal link from the Port of Felixstowe (9 miles to the south east) to the East Midlands.

Situation

The premises occupy a prominent position on Tavern Street, in the heart of Ipswich town centre, and on one of the town's main retail and leisure thoroughfares. Nearby occupiers include River Island, Pandora, TH Baker, Hays Travel, LUSH, Vodafone, O2, McDonald's, Flying Tiger, Shoezone, and numerous independent retailers/cafés.

Description

The property comprises a ground floor retail unit, with glazed frontage, a first floor, and a second floor – with kitchen and WC facilities – along with a basement. The unit was previously occupied by Hays Travel, and would suit a variety of retail uses, subject to planning. There are a number of public car parks nearby.

Planning

The property currently has consent for Class E retail use. All interested parties should contact Ipswich Borough Council on 01473 432000.

Legal Costs

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

Business Rates

Rateable Value £32,750. All interested parties should contact Ipswich Borough Council on 01473 433851.

Terms & Tenure

The premises are available for sale freehold at o.i.r.o. £325,000. Available to let on a new lease, for a term of years to be agreed, at a commencing rental of £36,000 per annum exclusive.

VAT

VAT is applicable.

