

TO LET
 Prime Retail Unit
2,521 sq.ft
 (234.2 sq.m)

35 Carr Street, East Gate, Ipswich, Suffolk, IP4 1HA

- High footfall pedestrianised area
- Close to public car parks
- Other occupiers nearby include Sports Direct and Card Factory

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Areas (approx. NIA)	Sq.ft	Sq.m
Ground Floor Sales	2,521	234.2
TOTAL	2,521	234.2

Description

The property comprises a ground floor retail unit with glazed frontage, wooden flooring, air conditioning, fluorescent and recessed/spot lighting, kitchen, and WCs. There is a store room to the rear of the property that allows loading through Great Colman Street. The unit was previously occupied by Ladbrokes as a betting shop, and would suit a variety of uses subject to planning. There are public NCP car parks nearby.

Rent

£30,000 per annum.

Rates

Rateable value: £27,250. Rates payable £13,500. Interested parties should satisfy themselves as to the Rateable value, the availability of any relief and the actual rates payable by making their own enquiries to the business rates department of the Local Authority.



Service Charge & Insurance

All units in the scheme contribute to the service charge for the subject unit. The landlord insures the structure and recovers the cost of the premium from the tenant.

Energy Performance

C-66. Further information available on request.

Planning

An incoming tenant must satisfy themselves that their proposed use is acceptable to the Local Planning Authority.

Legal Costs

Each party is to be responsible for their own legal and professional costs incurred in any transaction.

Location - IP4 1HA

The Eastgate Centre was reconfigured and substantially reconstructed in the early 2000's to create an outward facing parade of well configured shops at 13-51 Carr Street. The parade is anchored by a 33,000 sq ft B&M Bargains, with an additional 11 shops of varying sizes at ground floor and a large Sports Direct unit at first floor.

The premises occupy a prominent position on the north side of Carr Street, close to the junction with Upper Brook Street and Northgate Street. Nearby traders include The Entertainer, Milletts, Poundland, Specsavers, Costa and Santander Bank.



Viewing

Strictly via prior appointment with the appointed agents:



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