

RETAIL

## TO LET

THE ANCIENT  
HOUSE, 30  
BUTTER MARKET,  
IPSWICH,  
SUFFOLK  
IP11BT

7,091 sq ft  
658.75 sq m

- Rent: £50,000 per annum exclusive
- External and Internal Courtyards
- Grade I Listed Building
- Use Class E

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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.

Located on the main thoroughfare between the town centre and the Buttermarket Shopping centre (Empire Cinema & Restaurants). Nearby occupiers are Joules, Waterstones, White Stuff, Super Dry, New Look, Swarovski, Toni&Guy Patisserie Valley and Costa.

## DESCRIPTION

Ancient House is a Grade I listed building dating from the 15th Century. The front of the building also bears the Royal Arms of King Charles II.

The accommodation is over basement, ground, first and second floors. The main entrance is off Butter Market. To the rear of the property is a court yard. The windows at the front of the property are encased in detailed wood carvings.

## ACCOMMODATION

Areas taken from the VOA website. Interested parties are to satisfy themselves of floor area.

Name	Size
Ground Floor	2,611 sq ft (242.56 sq m)
First Floor	2,833 sq ft (263.19 sq m)
Second Floor	925 sq ft (85.93 sq m)
Basement	721 sq ft (66.98 sq m)
<b>Total</b>	<b>7,846 sq ft (728.89 sq m)</b>

## PLANNING USE

The property has Class A. However, there have been changes to the planning system which states that, from 1 September 2020, amendments to the

use class order were made which, enables A1/2/3 & B1 to be treated as class E.

Interested parties are advised to contact the local authority to check their use is acceptable under class E.

## TERMS

The property is available by way of a new effective full repairing and insuring lease on terms to be agreed.

Subject to vacant procession.

## RENT

£50,000 per annum exclusive.

## SERVICES/SERVICE CHARGE

Any equipment within the property has not been tested and it is the responsibility of the incoming tenants to satisfy themselves.

All measurements are on a gross internal basis.

## RATEABLE VALUE

Current: £51,000

Rates Payable: £26,112

Interested parties are advised to confirm the accuracy of the above figure by contacting the Local Authority Directly.

## EPC

On Application

## LEGAL COSTS

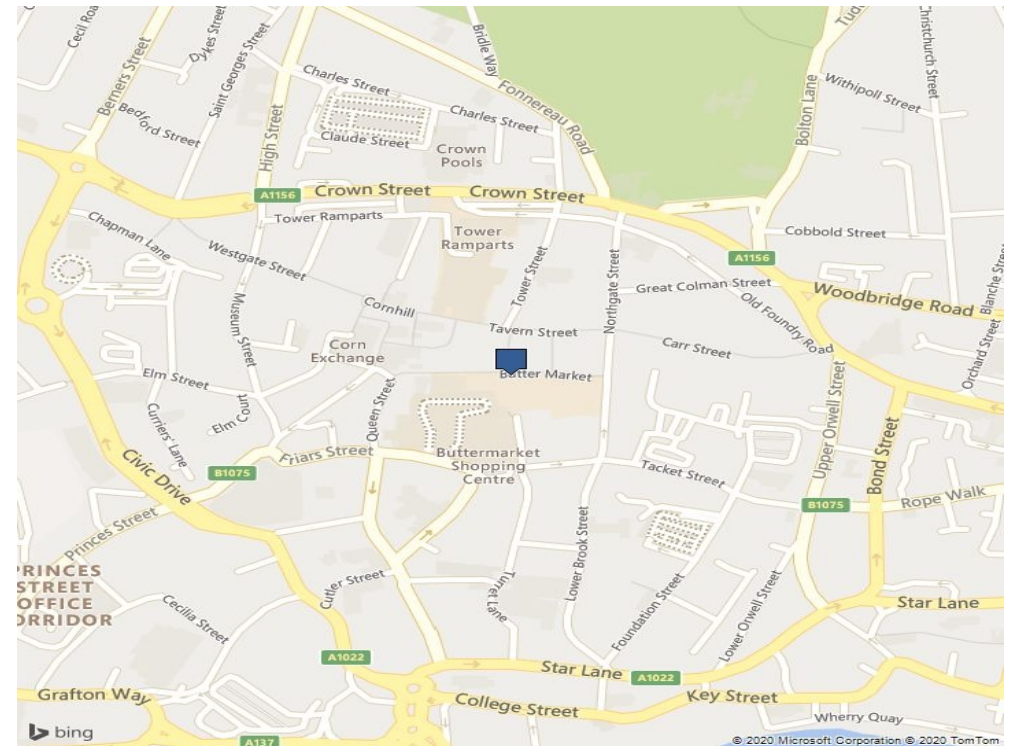
Each party responsible for the payment of their own legal costs.

## VAT

Upon Application.

## VIEWING

Strictly by appointment with sole agents Carter Jonas LLP.



## CONTACT

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