

RESTAURANT/BAR

BURTONS COMPLEX, ST
PETER'S WHARF, IPSWICH,
SUFFOLK
IP4 1FT

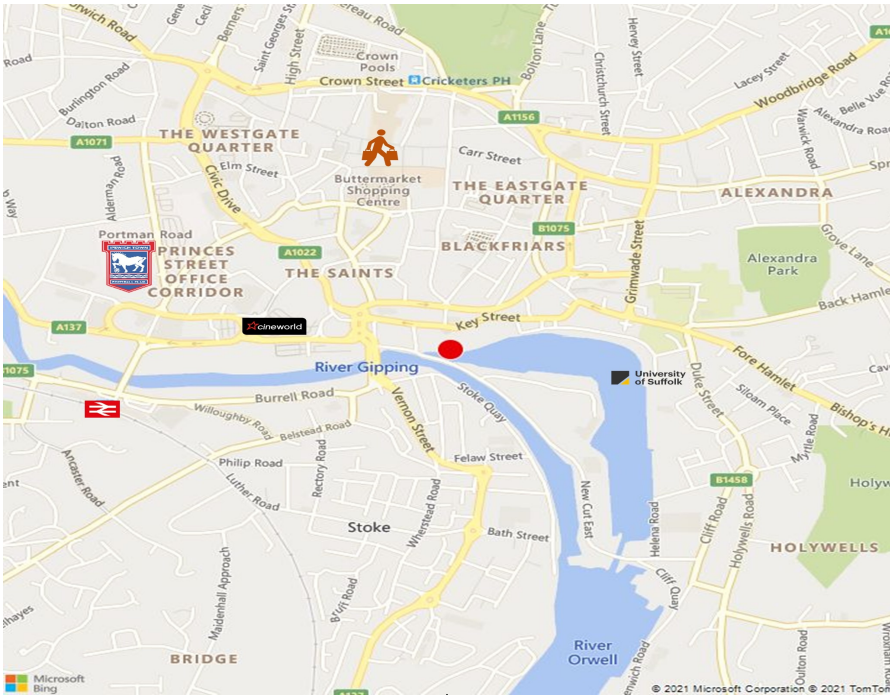
3,001 - 7,244 sq ft
278.79 - 673 sq m

- Rent: On Application
- Gateway to Ipswich Waterfront
- Outside Terrace Seating
- 282,000 population within catchment area

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LOCATION

Ipswich is the county town of Suffolk, located on the estuary of the River Orwell. It is 20 miles north east of Colchester and 53 miles east of Cambridge. The town is situated within its own Ipswich Borough Council and has a population of approximately 145,000 (2011 census). The total population within the Ipswich Primary Retail Market Area is estimated at 282,000 at end 2019

The subject property is located within the Waterfront area of Ipswich. This area has been redeveloped with new commercial, residential and leisure developments, a new campus for the University of Suffolk and a marina. Ipswich has become an increasingly popular visitor destination, with visitor attractions including the Christchurch Mansion, New Wolsey Theatre and Ipswich Transport Museum plus River Orwell cruises.

The property is located a short 10 min walk from Ipswich mainline train station and the town centre.

This new development is part of a creative cluster with the internationally renowned Gecko Theatre Group and Dance East.

DESCRIPTION

The proposed development has planning consent for a mixed use scheme consisting of arts/performance space (Gekco), offices, Restaurant/Bar and residential.

The building can be split in a number of ways to suit the end user. It is possible for occupiers to take each floor in isolation.

Outside seating is available to the front of the property. Bifold Doors could be accommodated subject to planning.

PLANNING USE

The property has consent for A3, A4 and A5 uses.

TERMS

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

RENT/PRICE

On Application

SERVICES/SERVICE CHARGE

A service charge will be payable. This is expected to be nominal.

ACCOMMODATION

The floors can be combined to create larger or smaller floor areas.

| Name | Size |
|--------------|--|
| Ground Floor | 3,541 sq ft (328.99 sq m) |
| GF | 703 sq ft (65.27 sq m) |
| Terrace | |
| First Floor | 2,573 sq ft (238.99 sq m) |
| FF | 428 sq ft (39.75 sq m) |
| Terrace | |
| Total | 2,573 - 7,244 sq ft (239.03 - 673 sq m) |

RATEABLE VALUE

The property will be assessed upon completion.

EPC

An EPC will be provided upon completion of the development.

LEGAL COSTS

Each party to be responsible for the payment of their own legal and professional costs.

VAT

The property is VAT elected.

VIEWING

Strictly by appointment with sole agents Carter Jonas LLP.

IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas LLP nor anyone in its employment or acting on its behalf makes any representations warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken. If you require further information please contact us. July 2021

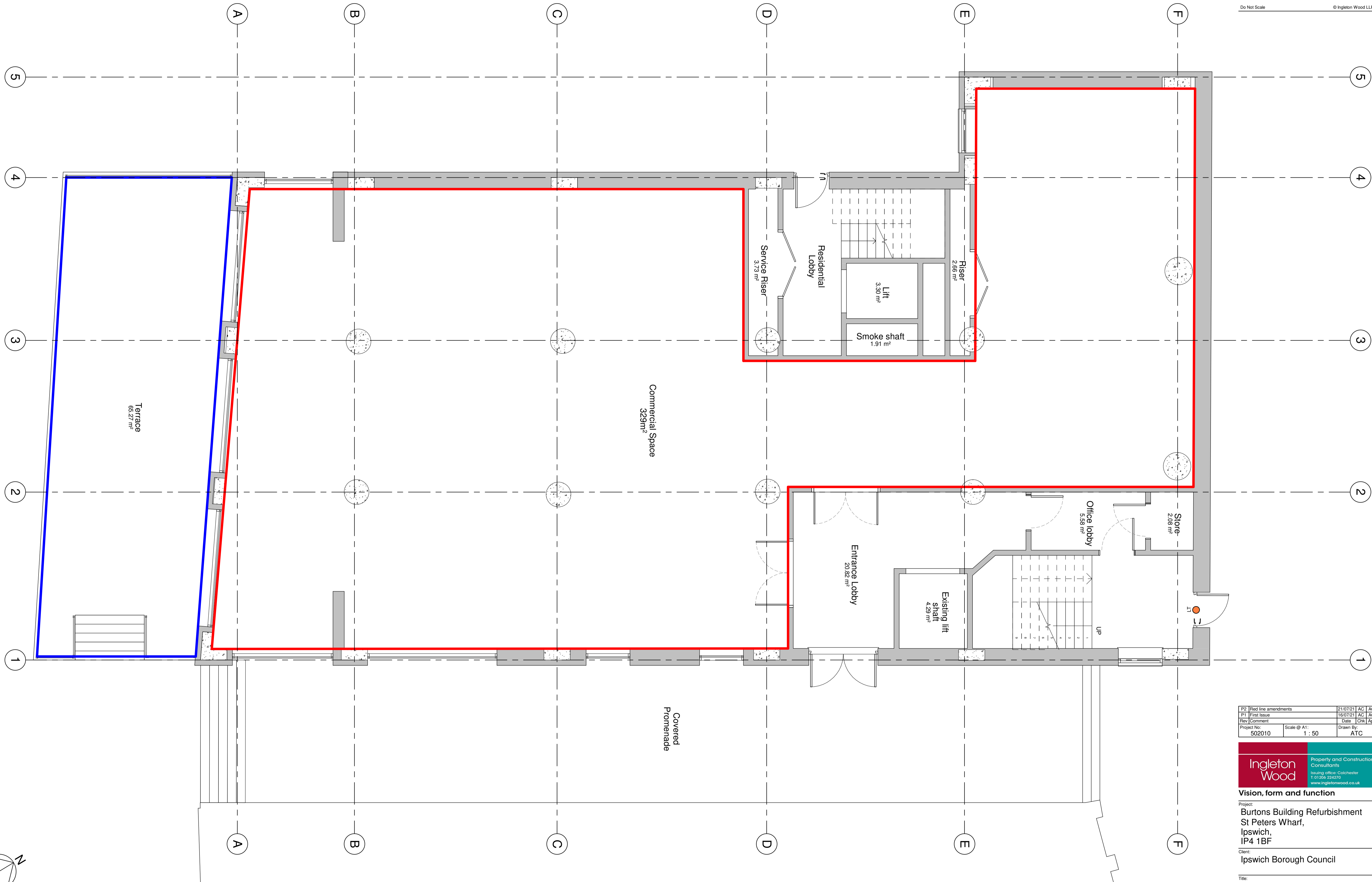
CONTACT

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|--------------------|---------------------|--------------------|---------------|-----|
| P2 | Red line amendments | 21/07/21 | AC | AC |
| P1 | First Issue | 16/07/21 | AC | AC |
| Rev | Comment | Date | Crk | Apr |
| Project No: 502010 | | Scale @ A1: 1 : 50 | Drawn By: ATC | |

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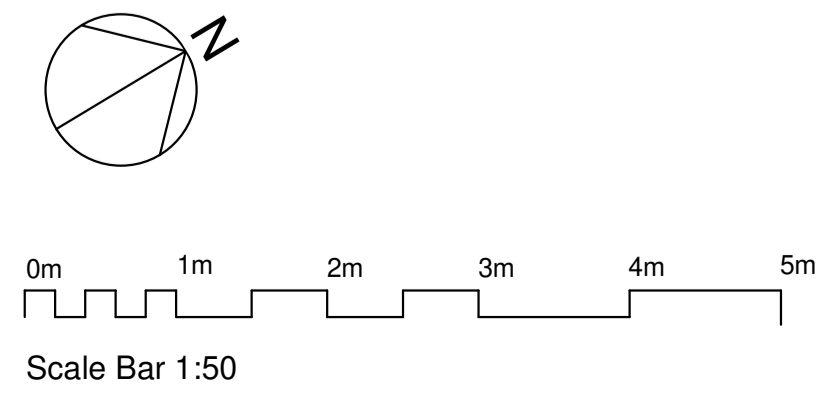
Vision, form and function

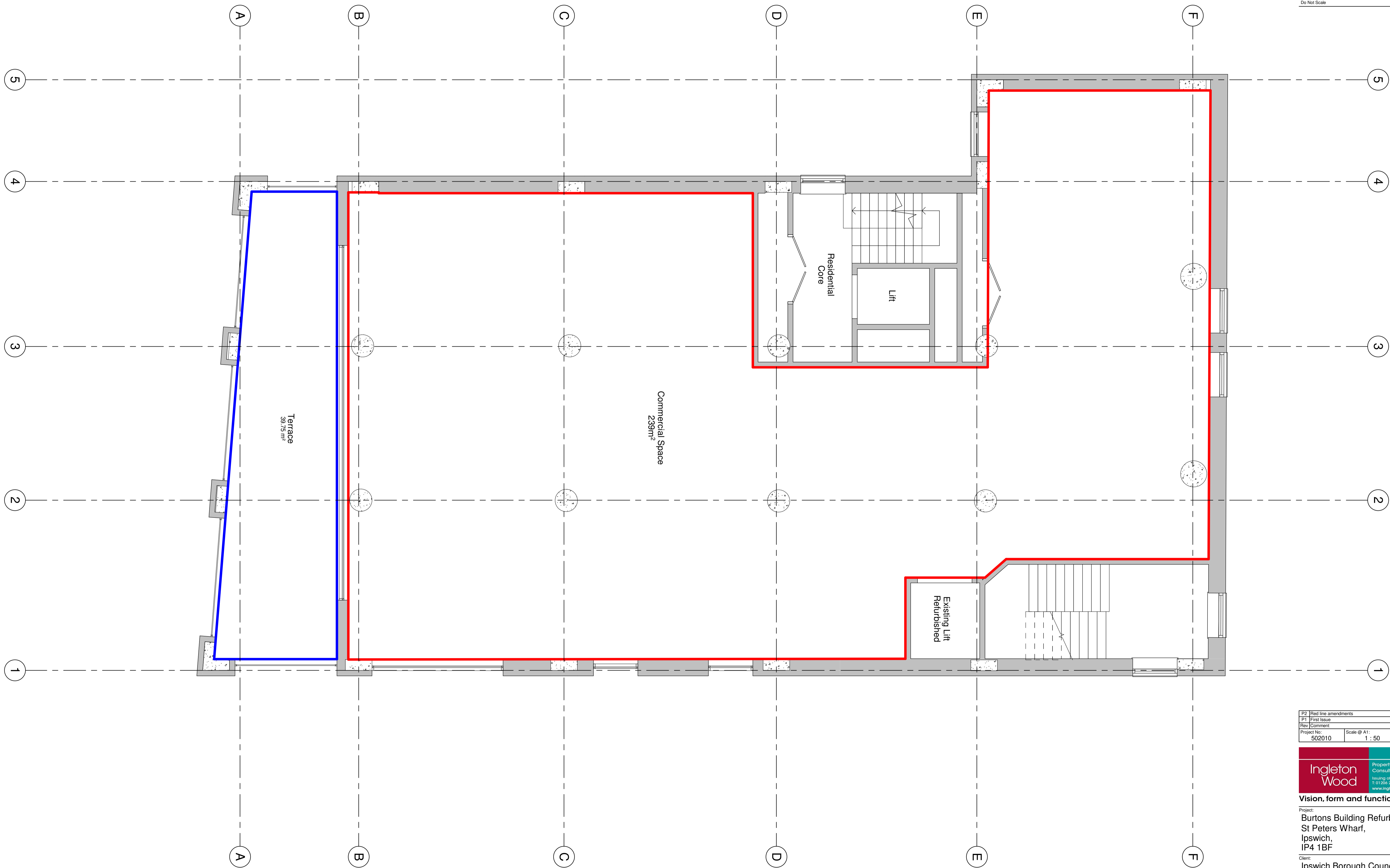
Project:
 Burtons Building Refurbishment
 St Peters Wharf,
 Ipswich,
 IP4 1BF

Client:
 Ipswich Borough Council

Title:
 Marketing Plan - Ground Floor

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|---|-----------------------------|--------------|
| Drawing Number: 502010-IWD-XX-00-DR-A-2058 | | |
| Status: D0 | Purpose of Issue: Marketing | Revision: P2 |





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|--------------------|---------------------|--------------------|---------------|------|
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Vision, form and function

Project:
 Burtons Building Refurbishment
 St Peters Wharf,
 Ipswich,
 IP4 1BF

Client:
 Ipswich Borough Council

Title:
 Marketing Plan - First Floor

Drawing Number:
 502010-IWD-XX-01-DR-A-2059

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|---------|-------------------|-----------|
| Status: | Purpose of Issue: | Revision: |
| D0 | Marketing | P2 |