

# TO LET

CORN  
EXCHANGE,  
PRINCES STREET,  
IPSWICH,  
SUFFOLK  
IP1 1AS

**5,200** sq ft  
**483.08** sq m

- Rent: £52,000 per annum exclusive
- Use Class E
- Outside Seating
- Characterful Building

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**Carter Jonas**

## 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, 43 miles south of Norwich and 55 miles south east of Cambridge.

The property is located on the corner of the pedestrianised Princes Street and King Street, within the former Corn Exchange building. It is adjacent to the Town Hall and just south of Cornhill. The nearby occupiers are The Botanist, Honey and Harvey, Costa, Barclays Bank, NatWest, Lloyds Bank, Ipswich Film theatre and local restaurants, bars and cafes.

## DESCRIPTION

The units is within the historic Town Hall which retains these characteristics. It covers ground floor only and has a total area of approximately 5,200 sq .ft. It is within a Grade II listed building and the main entrance is accessed up five steps from the Princes Street frontage. A disabled level entrance is set back from the edge of the unit adjacent to the rear of the Town Hall on Princes Street with slopes up inside the unit to the ground floor level.

The property has many historical/architectural features. Windows are large and mainly floor to ceiling in height.

## ACCOMMODATION

The property has been measured from scaled plans.

Name	Size
Retail Unit	5,200 sq ft (483.08 sq m)
<b>Total</b>	<b>5,200 sq ft (483.08 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.

## RENT

£52,000 per annum exclusive

## SERVICES/SERVICE CHARGE

A service charge is payable. Further information available on request.

## RATEABLE VALUE

Current: £63,000

Rates Payable: £32,256

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

## EPC

Rating 32 (B)

## LEGAL COSTS

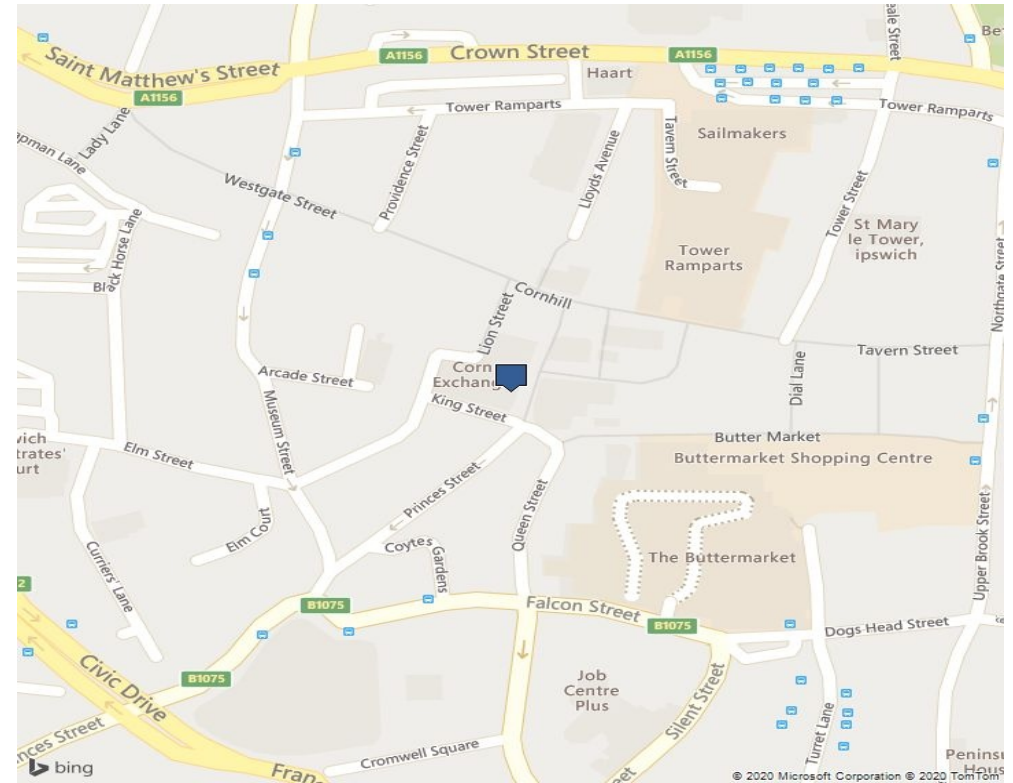
Each party to be responsible for the payment of their own legal costs.

## VAT

Upon Application.

## VIEWING

Strictly by appointment with sole agents Carter Jonas LLP.



## CONTACT

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