

TO LET

PRIME RETAIL PREMISES



24 BUTTERMARKE IPSWICH SUFFOLK IP1 1BP

RENT £19,000 PAX

DESCRIPTION

The subject property is Grade II listed and features an attractive timber and glazed shop front, offering excellent visibility and natural light. The interior benefits from a suspended ceiling creating a modern and professional aesthetic.

The ground floor comprises a spacious open plan sales area providing a versatile space suitable for a range of commercial uses.

To the rear is a dedicated stockroom offering practical storage solutions, complemented by additional storage facilities on the first floor.

LOCATION

Located in the heart of Ipswich, this property is a prime retail unit situated on one of the town's most vibrant pedestrianised shopping streets.

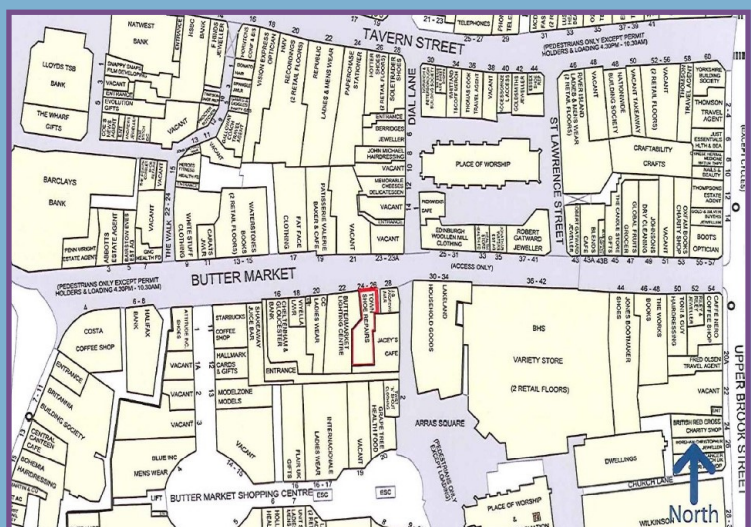
The versatile space offers an excellent opportunity for businesses seeking high footfall and prominent exposure on the high street.

ACCOMMODATION

The property is arranged over ground and first floor levels with the following approximate dimensions for the ground floor sales area:

Shop Frontage: 4.1 m
Shop Depth: 11.7 m
Sales Area: 760 sq ft (70.60m²)

NET USEABLE AREA: 1051 sq ft (97.64m²)



TERMS

The premises is available on a new full repairing and insuring lease for a minimum term of five years.

BUSINESS RATES

We understand that the property has the following rating assessment from 1st April 2024:

Rateable Value: £15,500.00

Rates Payable: (23/24) £7,734.50

The above figures do not take into account any rates relief for qualifying occupier.

PLANNING

We understand that the property benefits from retail consent but interested parties should make their own planning enquiries.

VAT

We understand the property is not elected for VAT.

SERVICES

We understand the property is on mains drainage, mains water and mains electricity.

EPC

This property's energy rating is TBC.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction.

VIEWING & INFORMATION

By strict appointment only please contact:

Oakley Elsom

TEL:01394 446 480

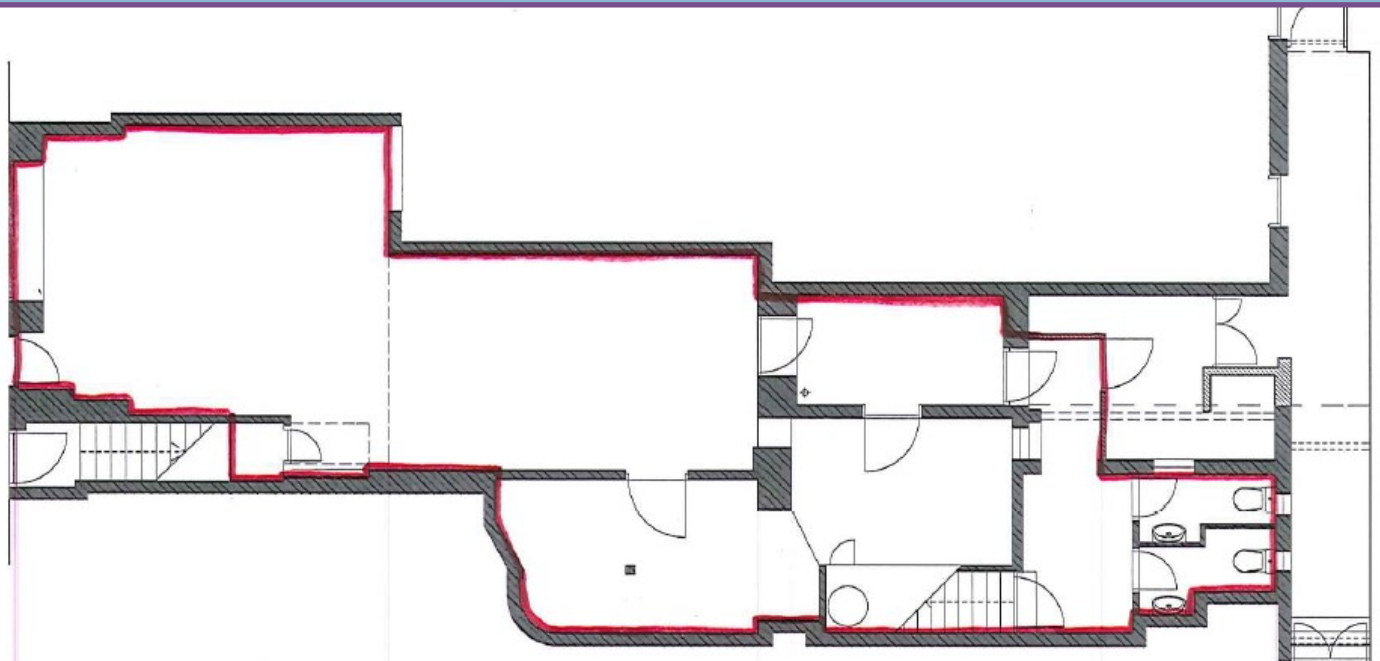
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24 BUTTERMARKEt, IPSWICH - GROUND FLOOR PLAN AS EXISTING

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IMPORTANT NOTICE

These particulars are provided only as a general guide to the property and do not form part of any contract. Whilst all details are given in good faith, and are believed to be correct, any intended purchaser or tenant must satisfy themselves independently as to their accuracy. Elsom Spettigue Associates are not authorised to make or give representation or warranty whatever in relation to this property.