

Directions

For those using the What3Words app: ///price.refuse.minus



A Landmark building on the corner of Buttermarket/Upper Brook Street, Ipswich.

TO LET
£29,500 PA + VAT
 Ref: B091
 16 Upper Brook Street
 Ipswich
 IP4 1EE



A double fronted shop with extensive upper parts suitable for offices, former dispensing opticians retail or similar uses.

Close to other popular retailers such as Café Nero, Rush Hair, Tui and Costa Coffee

New lease available (subject to surrender/lease expiry)

Need to sell or buy furniture?
 If so, our Auction Centre would be pleased to assist — please call 01728 746323.

Contact Us

Clarke and Simpson
 Well Close Square
 Framlingham
 Suffolk IP13 9DU
 T: 01728 724200

And The London Office
 40 St James' Place
 London SW1A 1NS

email@clarkeandsimpson.co.uk
 www.clarkeandsimpson.co.uk

Location

Situated in an extremely prominent position on the corner of Buttermarket and Upper Brook Street. Nearby retailers include Café Nero, Rush Hair, Tui and Costa Coffee. Upper Brook Street is an important and busy thoroughfare with many bus stops and is close to the pedestrianised Buttermarket where Sports Direct are due to open a new HQ in the former BHS premises.

Description

Substantial Commercial premises arranged on ground floor, lower ground floor and 3 upper floors comprising a very and prominent building of traditional construction with extensive glazed frontages to both Upper Brook Street and Buttermarket. The Property was formally occupied by Boots Opticians for many years and a new lease is now available subject to lease expiry/surrender. The property has several staircases and includes partial air conditioning, suspended ceiling and carpeting.

Accommodation

Description	SQM
Basement Floor Internal Storage	65.57
Ground Floor Retail Zone A	60.33
Ground Floor Retail Zone B	19.41
Ground Floor Office	9.34
First Floor Office	29.79
First Floor Office	51.60
Second Floor Office	57.97
Second Floor Office	20.09
Third Floor Internal Storage	76.87
Total	390.97 (4,208 sqft)

Terms

Guide rent £29,500 PAX plus VAT . New, effectively full repairing and insuring lease available by negotiation.

Services

The property is served by all mains services.

Business Rates

The property is currently assessed as Offices and Premises. Rateable Value £20,250. Rates payable (TBC)

VAT

VAT is payable on the rent.

Legal Costs

Each party to be responsible for their own legal costs incurred in any transaction. A legal fee deposit may be required.

Local Authority

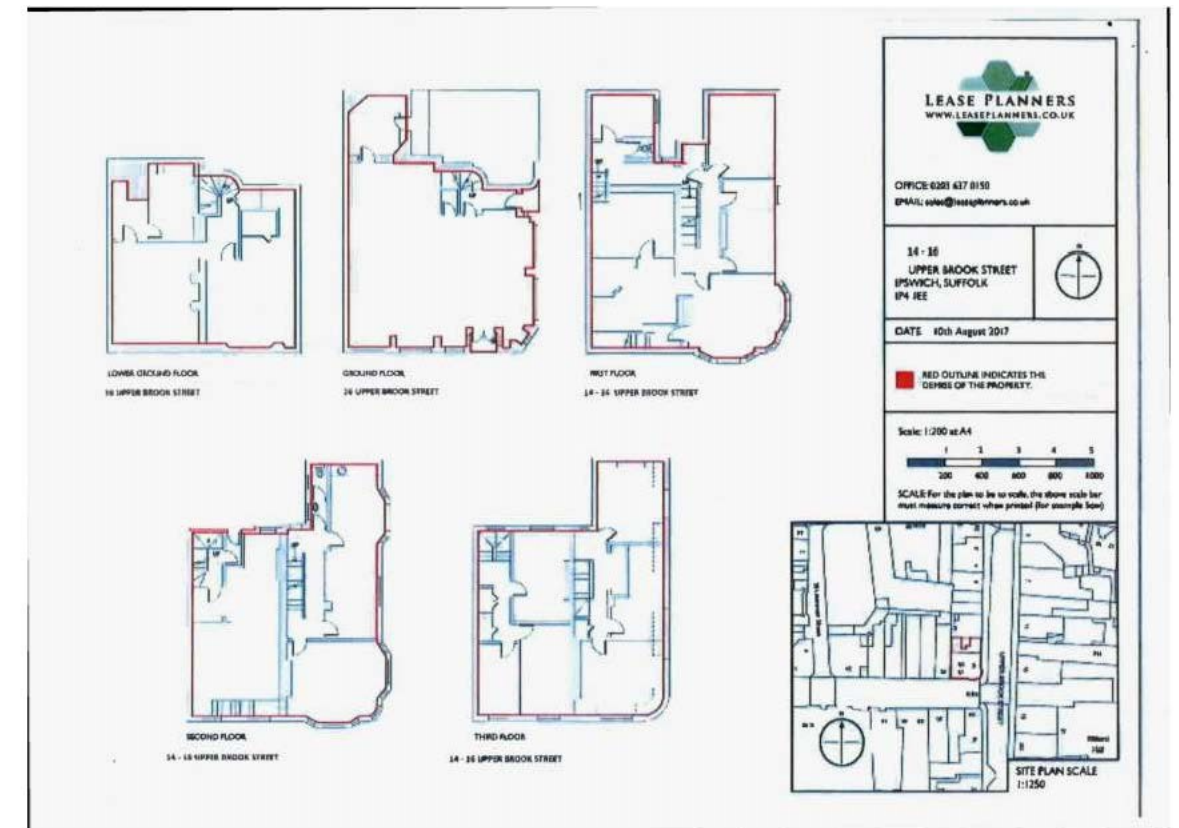
Ipswich Borough Council; Grafton House, 15-17 Russell Road, Ipswich IP1 2DE; Tel: 01473 432000

EPC

D-84

Viewing

By prior appointment through sole agents.



NOTES

1. Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included. No guarantee can be given that any planning permission or listed building consent or building regulations have been applied for or approved. The agents have not been made aware of any covenants or restrictions that may impact the property, unless stated otherwise. Any site plans used in the particulars are indicative only and buyers should rely on the Land Registry/transfer plan.

2. The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 require all Estate Agents to obtain sellers' and buyers' identity.

September 2023