

A small lock-up shop located in a central position on Tacket Street, Ipswich

TO LET
£6,000 PAX
Ref: B119

14A Tacket Street
Ipswich
Suffolk
IP4 1AY



A lock up shop of circa 30sqm (316sqft) located a short walk from Ipswich Town Centre with small kitchen and wc.

Available Immediately.

Contact Us



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Location

The premises is located on Tacket Street, a busy thoroughfare close to Ipswich Bus Station and the main commercial destinations of Tavern Street, Buttermarket and Upper Brooks Street.

Ipswich is the county town of Suffolk and has an urban area population of 139,000 persons and a primary catchment of 274,000 people. The town is located adjacent to the A12 and A14, which provides links to London, Norfolk and the Midlands.

Description

14A Tacket Street is a small lock up shop located to the south east of Ipswich Town Centre. The property comprises a main shop area of 25sqm with a small kitchen and wc to the rear.

Accommodation

Description	Sqm	Sq Ft
Shop	25.08	270
Kitchen	4.45	48
WC	1.13	12
TOTAL	30.66	330

Terms

The premises are available to rent on a new lease with a minimum term of 6 years at an annual rent of £6,000 per annum exclusive. Any lease will be excluded from the security of tenure provisions of the Landlord & Tenant Act 1954.

Deposit

A rent deposit will be held by the Landlord equivalent to three months rent.

Insurance

The Landlord will insure the building and recharge the premium to the Tenant.

Services

Mains electricity and water are connected to the building.

Outgoings

All utility charges will be the responsibility of the Tenant.

Rateable Value

£5,100. Business Rates will be the responsibility of the Tenant.

Legal Costs

Each party to be responsible for their own legal costs.

Local Authority

Ipswich Borough Council.

EPC

C (68)

Viewing

By prior appointment with Clarke and Simpson.



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.

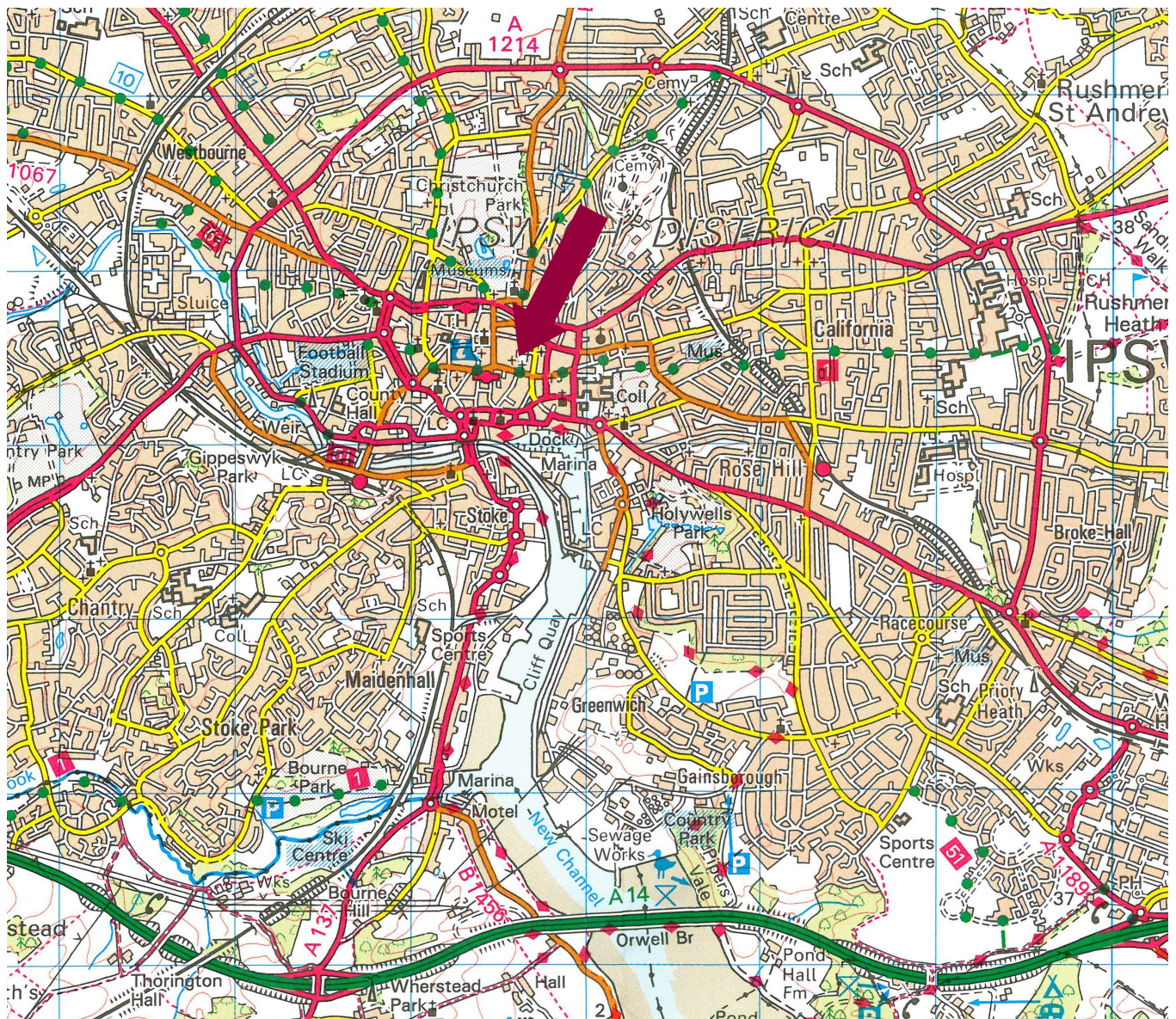
2. The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 require all Estate Agents to obtain sellers' and buyers' identity.

January 2024

Directions

From Ipswich bus station head east along Dog Heads Street which leads onto Tacket Street. The property will be found on the right hand side opposite the Tacket Street NCP Car Park.

For those using the What3Words app: [///afford.reap.race](http://afford.reap.race)



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