

*A fully modernised and refurbished
lock-up shop located in a central
position on Tacket Street, Ipswich*

TO LET
£9,500 PAX
Ref: B011C

22 Tacket Street
Ipswich
Suffolk
IP4 1BA



A fully modernised and refurbished lock up shop of circa 43 sqm (468 sqft) located a short walk from Ipswich Town Centre with separate kitchen, wc and rear access.

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 Brook Street. Tacket Street is very close to a large NCP car park in Foundation Street. It has a mix of local traders with restaurants, hairdressers, and other businesses represented.

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

22 Tacket Street is a fully modernised and refurbished lock up shop located to the south east of Ipswich Town Centre. The property comprises a main shop area of around 43.5 sqm (468 sqft) with a separate kitchen and wc to the rear with rear loading access.

Shop frontage 3.5m gross frontage 5.1m

Accommodation

Description	Sqm	Sq Ft
Front Shop	27.9	300
Rear Shop	15.6	146
Kitchen	1.95	21
TOTAL	45.45	330

Terms

The property is available to rent on a new lease for a minimum term of 6 years at an annual rent of £9,500 per annum exclusive. Any lease will be excluded from the security of tenure provisions of the Landlord & Tenant Act 1954.

Planning

The property is listed and is suitable for retail and other uses within Class E. The property is not suitable for hot food, restaurant or takeaway uses.

Deposit

A rent deposit will be required by the Landlord.

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. Small business rates relief may be available please contact Ipswich Borough Council.

Legal Costs

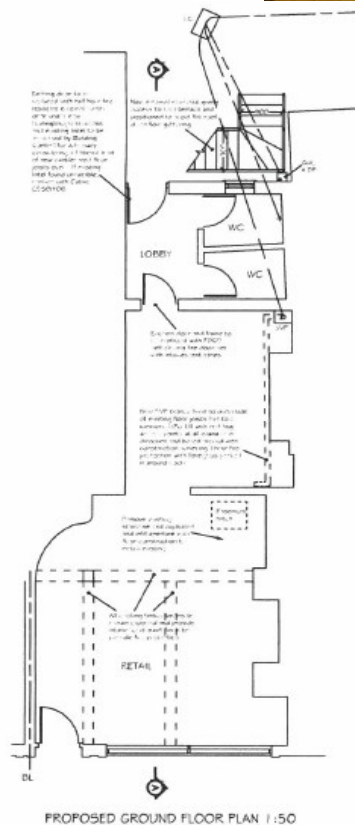
Each party to be responsible for their own legal costs. A legal fee deposit may be required.

Local Authority
Ipswich Borough Council.

EPC
C (74)

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.

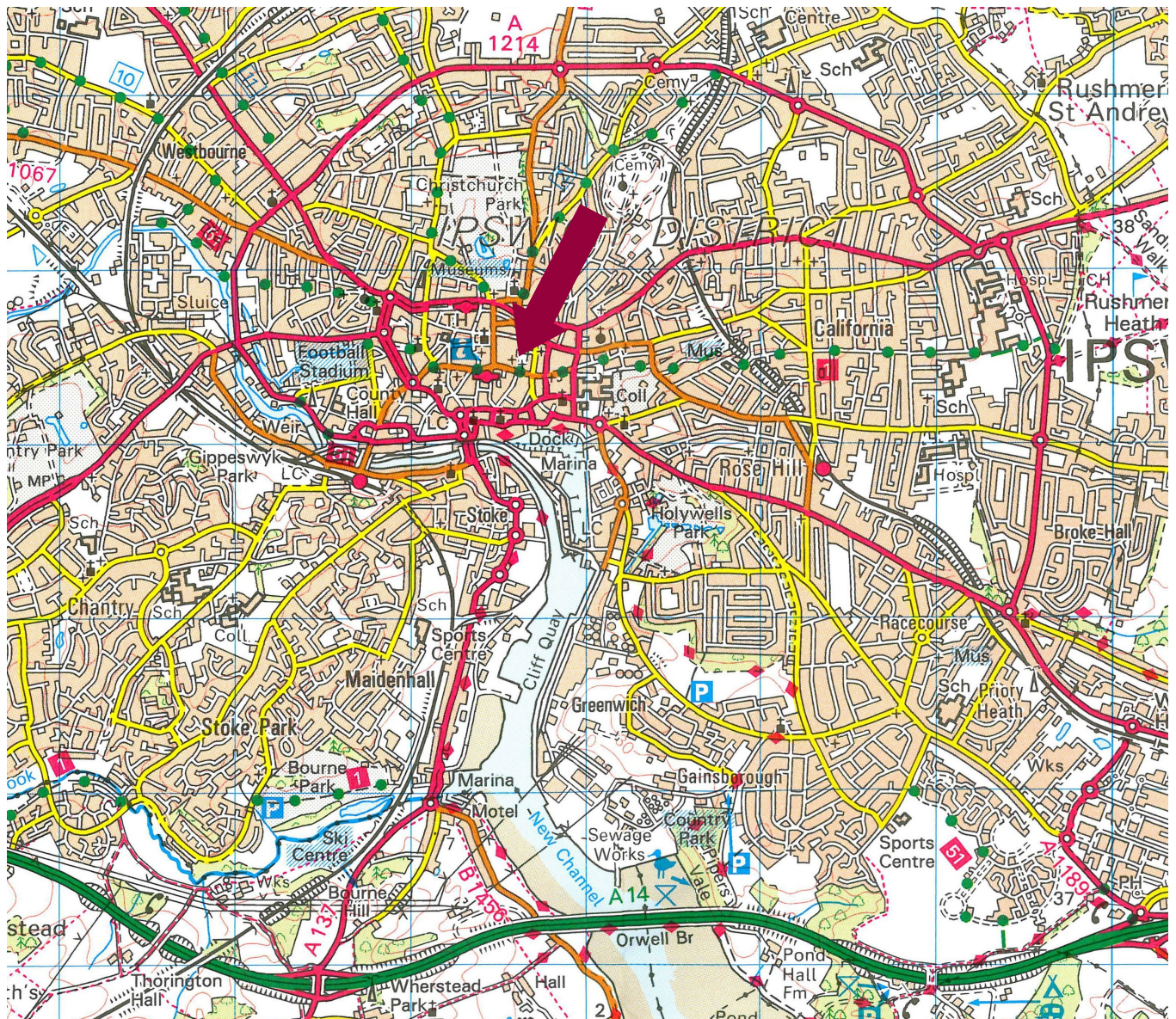
2. The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 require all Estate Agents to obtain sellers' and buyers' identity.

February 2024

Directions

From Ipswich bus station head east along Dogs Head 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: [///cheat.ended.enhancement](https://www.what3words.com/cheat.ended.enhancement)



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