

*A substantial and prominent
retail premises, close to the
Buttermarket.*

TO LET
£35,000 PAX
Ref: B083

25-31 Buttermarket
Ipswich
IP1 1BH



A ground and extensive first floor retail sales premises with substantial gross frontage of 68 sq ft and 21 ft return frontage, extending to 2,876 sq ft (267 sqm) in all (excluding basement) and comprising ground floor sales, first floor sales, staff room, changing room, office, second floor store and basement.
Sub-division could be possible.
Available on a new lease on terms to be agreed.

Contact Us



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Location

The subject property comprises a well located period shop within the pedestrianised section of The Buttermarket in the heart of Ipswich Town Centre. The property has a substantial frontage of around 68 ft and is opposite Sharps Furniture, close to Joules and Patisserie Valerie. The property is almost opposite the former BHS which has recently been refurbished and will be re-opening as Sports Direct shortly.

Description

The property comprises a substantial shop with large first floor retail sales area and is arranged on lower ground, ground and two upper floors. The property previously traded as Edinburgh Woollen Mill for many years and has full lighting, air conditioning and full fire and security systems.

The Accommodation

The Accommodation extends to around 2876 sq ft (267.51 sqm) as follows

Description	Sq Ft	Sqm
Basement	490	45.57
Ground Floor Sales	1,000	93
Storage Cupboard	12.5	1.16
First Floor Sales	964	89.65
Staff Room	90	8.37
Changing Room	26	2.42
Office	44	4.09
Second Floor Store	250	23.25
TOTAL	2,876	267.51

Services

The property is served by the mains services of water, electricity and drainage.

Planning

The property is Grade II Listed and has full Class A1 Retail Use on both ground and first floors.

Business Rates

The property is assessed as Shop & Premises; Rateable value £48,000 in the currently rating list. Further information from Ipswich Borough Council.

Local Authority

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

Terms

The property is offered to let on a new full repairing and insuring lease for a term to be negotiated. Guide Rental £40,000 PAX. Further terms upon application.

Legal Costs

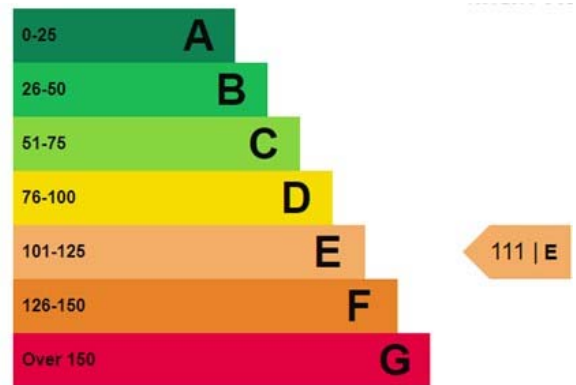
Each party to be responsible for their own legal costs incurred in any transaction. A legal fee deposit may be required.

Viewing

Strictly by prior appointment with the agent.

EPC

Rating = E (111)



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 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.

March 2023

Directions

For those using the What3Words app: [///oasis.proof.cared](https://www.what3words.com/#!/oasis.proof.cared)



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