

*A well located shop or office premises
in a prominent trading position
along St Nicholas Street, between the
town centre and waterfront in
Ipswich.*

To Let

£9,500 PAX + VAT

Ref: B053/RB

47 St Nicholas Street

Ipswich

Suffolk

IP1 1TW



A lock-up ground floor retail or office premises occupying a prominent position along the popular trading destination of St Nicholas Street and extending to approximately 495 sq ft (46 sqm) comprising a ground floor retailing area together with kitchen and basement.

Available on a new lease on terms to be agreed.

Contact Us



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Location

The premises occupy a desirable central location along St Nicholas Street. St Nicholas Street and St Peters Street which adjoins, connects the town centre with the Dockside redevelopment area and has become a specialist retail street with bars and restaurants. The street has been improved with hard landscaping and there is also a wide pavement in front. There is a large car parking nearby. Other occupiers within St Nicholas Street include a mixture of estate agents, mortgage brokers, hairdressers, cafes and restaurants, including Bar Twenty One, Kwan Thai and Trongs.

Description

47 St Nicholas Street is a Listed and historic building linked with Cardinal Wolsey. It was formerly used as a travel/health clinic and there is a residential flat above. The premises may suit a number of uses, subject to planning. The accommodation comprises a ground floor retail area, a kitchen and a basement. The premises benefits from a large window frontage and has ground floor accommodation extending to approximately 775 sq ft (66 sqm). In addition there is a basement. The accommodation is as follows:

Description	Sqm	Sq Ft
Ground Floor Sales	66	710
Kitchen	6	65
Total	72	775
Basement	46	495

Terms

The premises is available to rent on a new internal repairing and insuring lease on terms to be agreed. Guide rental £11,500 PAX plus VAT, subject to contract, plus a contribution towards insurance. Further terms upon application.

VAT

VAT is payable on the rent.

Viewing

Strictly by appointment with the Agents.

Planning

The property has been formerly used for Class A1 and D1 uses (Now Classes E and F1).

Services

The property is served by all mains services with mains water, electricity, gas and drainage are connected. There is full central heating from a Keston gas fired boiler. There is a security alarm, glazed frontage to St Nicholas Street of 5.85 metres and glazed return frontage to Silent Street of 2.2 metres.

Local Authority

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

Rateable Value

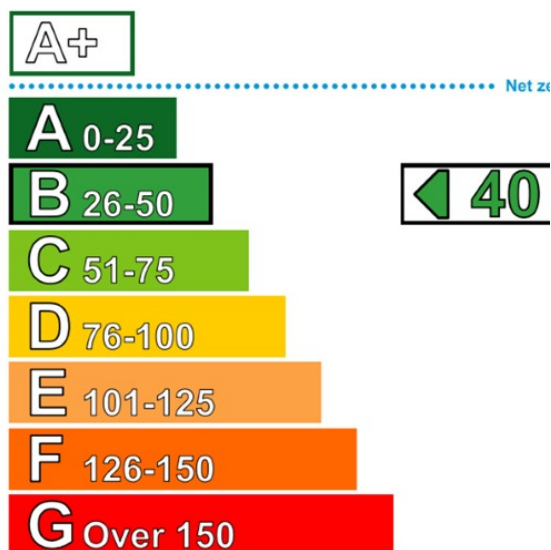
The property is assessed as Shop & Premises. The Rateable Value is £13,500. Qualifying occupiers may be eligible for small business rates relief which can reduce rates payable by up to 100% for certain properties with low rateable values. Further information available from Ipswich Borough Council.

Legal Costs

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

EPC

EPC = B (40)



NOTES

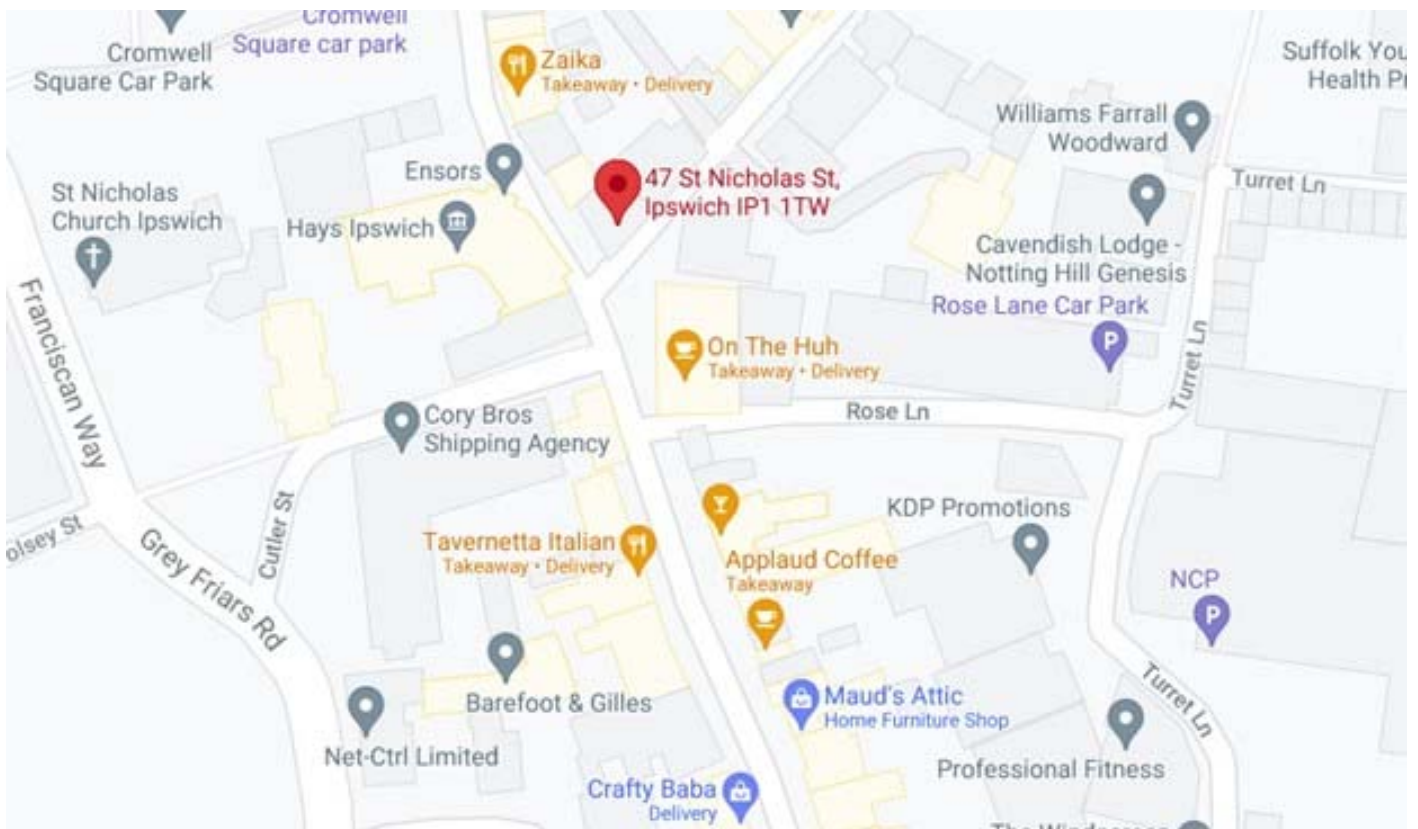
1. Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars 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

For those using the What3Words app: ///cove.wishes.worker



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