

An attractive retail premises which is fully fitted and suitable for catering use, with forecourt parking, located on Dales Road, to the north-west of Ipswich.

TO LET
£9,500 PAX
Ref: COM

Unit 7
85 Dales Road
Ipswich
IP1 4JR



An attractive retail premises, which is fully fitted and suitable for retail, catering or business uses, extending to approximately 61.75 sqm (665 sq ft) with forecourt parking and excellent visibility.

Available on a new lease on terms to be agreed and subject to contract

Contact Us



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Location

The property is within a busy secondary business location on Dales Road, to the north-west of Ipswich, with nearby occupiers including Indespension, Bespoke Stone and KBB Kitchen and Bathroom Centre.

Description

A flexible lock-up retail premises which has been partially fitted and is well suited for catering/food related uses together with small office, rear storage and disabled WC.

The Accommodation

The Accommodation extends to approximately 112.8 sqm (1,214 sq ft) and comprises the following:

Description	Sqm	Sq ft
Front shop	25	269
Rear shop/kitchen	26	280
Office	6	65
Stores	4.8	52
Total	61.75	666

Services

The property is served by all mains services with water and foul drainage.

Planning

The property has previously been used for Class A1 Retail/Catering Use, other uses may be available subject to checking with Ipswich Borough Council.

VAT

VAT is payable on the rent.

Business Rates

Rateable Value - Assessed as shop and premises with amount TBC. 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 is available 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 available To Let on a new FRI lease, at a guide rent of £9,500 per annum exclusive, with other terms to be agreed. There are additional charges as follows: £15 per calendar month - administration charge, plus insurance payable annually. Electricity is recharged at cost.

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 = D (92)



NOTES

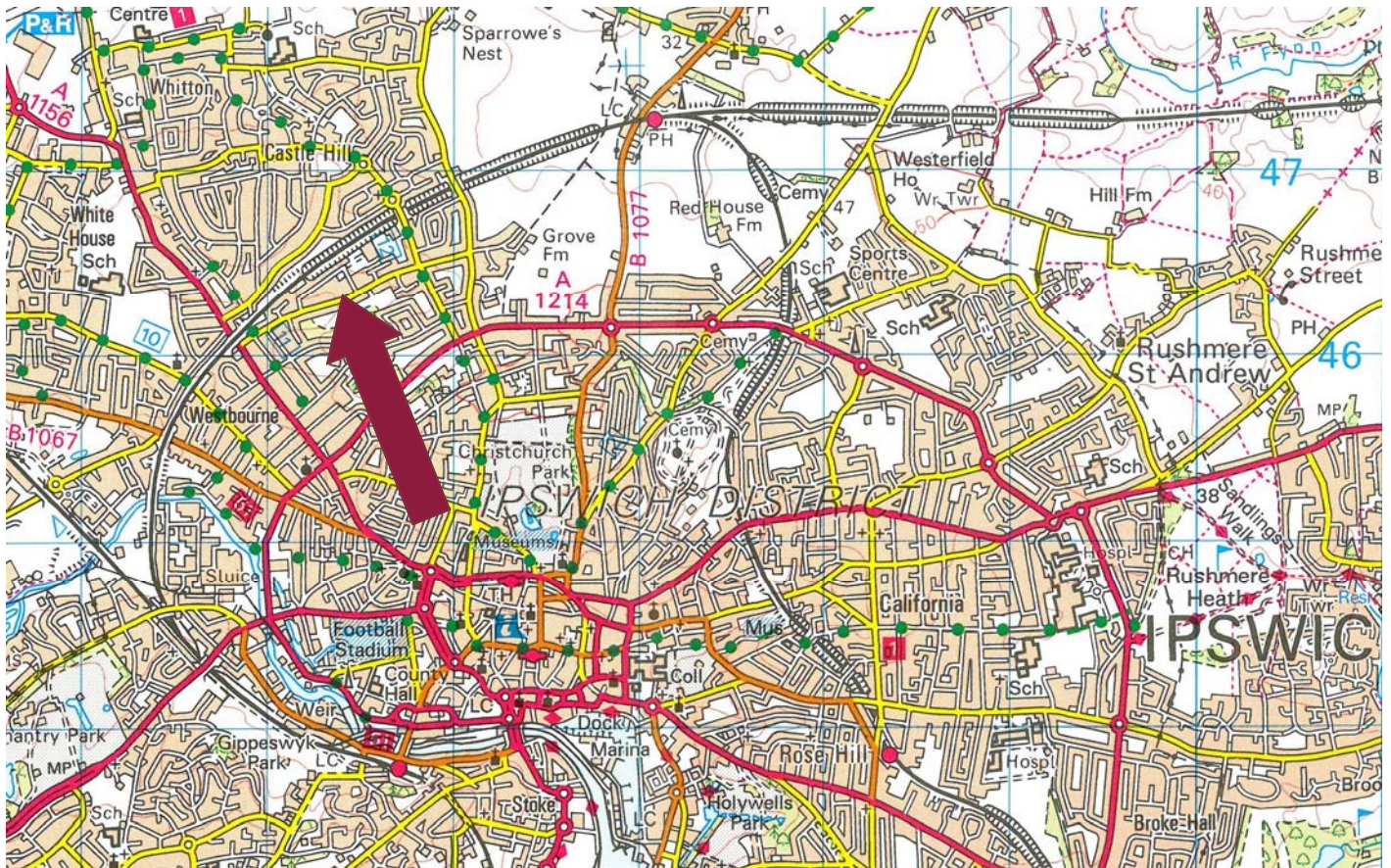
1. Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars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

April 2023

Directions

For those using the What3Words app: [///hero.from.overnight](https://hero.from.overnight)



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