

A modernised lock-up shop premises in a specialist retail locality on the eastern fringe of the town centre and adjacent to one of the town's main car parks.

TO LET
OIRO £5,500 PAX
Ref: COM/RB

70 Upper Orwell Street
Ipswich
IP4 1HR



A modernised lock-up shop premises extending to 515 sq ft (47.9 sqm.)

Available on a new Internal Repairing lease on terms to be agreed.

Contact Us



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Location

Upper Orwell Street is a specialist retail locality on the eastern fringe of the town centre, adjacent to one of the town's main car parks.

Description

The property comprises a modernised lock-up shop premises, which formerly traded as a hairdressers/beautician and A1 Retail use. Other uses possible subject to planning permission.

The Accommodation

The accommodation comprises the following:

Description	Sq Ft	Sqm
Main Sales Area	370	34.3
Raised Rear Area	100	9.2
Kitchen/Staff	46	4.2
WC with washbasin		
TOTAL	515	47.9

Services

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

Business Rates

The Rateable Value is £4,650 from April 2023.

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. Details can be obtained 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 Internal & Repairing Lease at a rent of £6,750 subject to contract.

Legal Costs

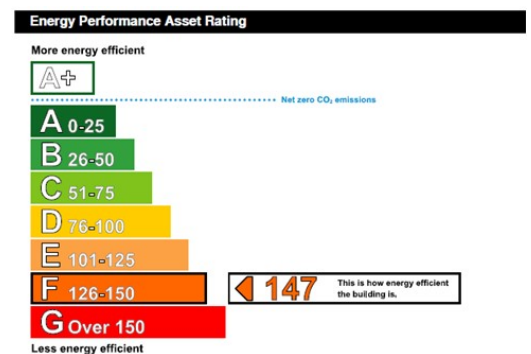
Each party to be responsible for their own legal costs incurred in any transaction.

Viewing

Strictly by prior appointment with the agent.

EPC

Rating = F (147)



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: [///sleeps.crest.slower](http://sleeps.crest.slower)



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