

Prime shopping centre retail premises

60.39m²
(650ft²)

- Prime position within the centre
- Main retail-led shopping centre within Ipswich
- A busy link between Tavern Street and Tower Ramparts Bus Station
- Opposite Iceland and next to HMV
- Eclectic mix of national, regional and independent tenants close by including Poundland, Bodycare, River Island and Boots
- Quoting Rent £27,500 per annum



TO LET



Location



Gallery



Contact



Location



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Location

Ipswich is the largest town in Suffolk and the administrative centre for the county, it is also considered one of the most important shopping destinations in East Anglia. There is a catchment population of 377,000 of which 32% comprises the acorn group profiles of executive wealth, mature money and countryside communities, in excess of the national average. Ipswich is a popular tourist location with an estimated 3.5 million visitors per year.

The Sailmakers Shopping Centre is a 133,000ft² covered modern shopping centre and is the main retail led shopping centre within the town. The shopping centre is modern and well maintained, it is situated in the very heart of Ipswich and provides a busy link between Tavern Street and Tower Ramparts Bus Station.

The centre is home to an eclectic mix of national, regional and independent tenants including Poundland, Leading Labels, Bodycare, River Island, HMV and Boots to name a few.



The Property

Prime position retail unit situated on the first floor mall providing open plan sales accommodation. The unit is finished to full white box spec ready to be fitted out.

EPC

A copy of the EPC is available on request.





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Accommodation

The property provides the following approximate areas:-

| Floor | m ² | ft ² |
|--------------|----------------|-----------------|
| Ground Floor | 60.39 | 650 |

Lease Terms & Rent

The property is available by way of a new effective full repairing and insuring lease for a term of years to be agreed at a rent of:-

£27,500 per annum exclusive

Short term flexible options will also be considered.

Planning

The property is categorised as **Use Class E** and can therefore be used for the following uses; retail shop, financial & professional services, café or restaurant, office use, clinic, health centre, creche and gym.

Service Charge

A service charge is applicable on an apportioned basis, the estimated service charge for the current year is approx. £4,881.50.

VAT

VAT is applicable at the prevailing rate.



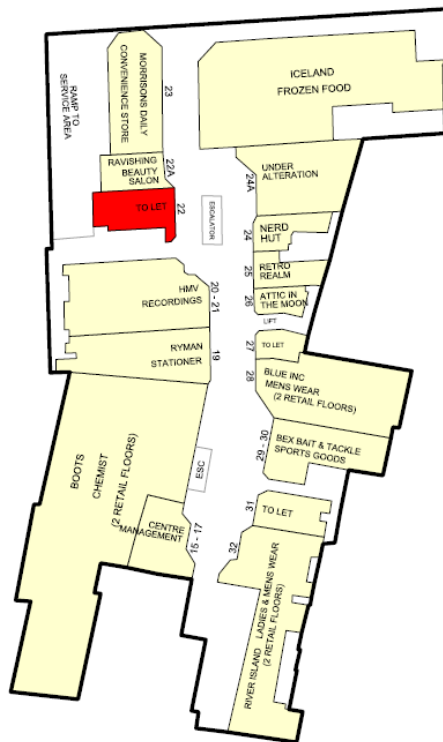
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SAT NAV: IP1 3BB


Business Rates

The unit will require reassessed following reconfiguration.

The latest Government retail relief gives qualifying retail, hospitality and leisure businesses a discount of 40% on the rates payable until 31/03/2026 (up to a total saving of £110,000 per business). This information is for guidance only and all parties should check themselves with the local billing authority.

Legal Costs

Each party are to be responsible for their own legal costs incurred.

Further Information

For further information or to arrange a viewing please call or click on the emails or website below:-

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Or contact our joint agents Fenn Wright:-

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Please click [here](#) to read our "Property Misdescriptions Act". E&OE.