

Prime shopping centre retail premises (Subject to vacant possession)

157.29m²
(1,693ft²)

- Prime position unit with return frontage
- Modern & well-maintained shopping centre
- Full business rates relief for qualifying small businesses
- Eclectic mix of national, regional and independent tenants close by including: Poundland, Bodycare, River Island, Iceland, HMV and Boots
- Quoting Rent £25,000 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 ground floor mall providing open plan sales accommodation with rear store and staff facilities. The unit benefits from a prominent return frontage and is adjacent to Poundland.

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	157.29	1,693

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:-

£25,000 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.

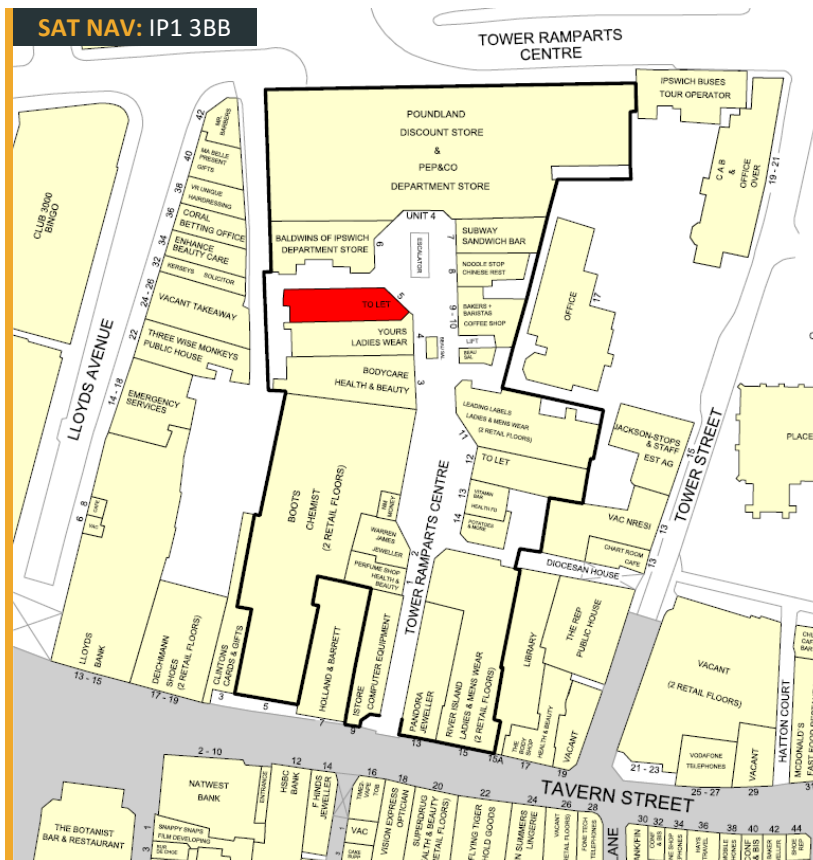
Service Charge

A service charge is applicable on an apportioned basis, the estimated service charge for the current year is £9,652.35.

VAT

VAT is applicable at the prevailing rate.

SAT NAV: IP1 3BB



Business Rates

We understand from the Valuation Office Agency that the property is assessed as follows:-

Rateable Value (2023): £12,000

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.