

TO LET

FIRST FLOOR RETAIL UNIT

16,750 sq.ft

(1,556 sq.m)



M

UNIT 27

///drift.bond.zebra

East Gate, 13 - 51 Carr Street
Ipswich, Suffolk
IP4 1HA

Nearby Occupiers Include

Specsavers

cardfactory

b&m

**LOCATION**

The property occupies a prominent position on the north side of Carr Street in the town centre, close to the junction with Upper Brook Street and Northgate Street. The parade is anchored by a 33,000 sq.ft B&M Bargains.

DESCRIPTION

The property comprises open plan first floor retail accommodation accessed from Carr Street via a ground floor reception/entrance and escalator. The premises benefit from an internal lift, large retail area, staff room, office and internal storage. Externally there are 50 car parking spaces in the roof top car park. The property was previously occupied by Sports Direct and would be suitable for a variety of different uses subject to planning.

AREAS	Sq.ft	Sq.m
Ground Floor Reception/Entrance	420	39
First Floor Retail Area 1	12,263	1,139.2
First Floor Retail Area 2	1,149	106.7
First Floor Mess/Staff Room	343	31.9
First Floor Office	68	6.3
First Floor Internal Storage	407	37.9
Total Floor Area (NI)	14,650	1,361
Total Overall Floor Area incl Communal Areas (GI)	16,750	1,556

RENT

£70,000 per annum + vat.

SERVICES

We understand that mains electricity and water are connected to the property.

RATEABLE VALUE

Rateable Value: £114,000 + vat.

SERVICE CHARGE

Service Charge: £22,704.93 + vat.

ENERGY PERFORMANCE

EPC rating B. Further information available upon request.

PLANNING

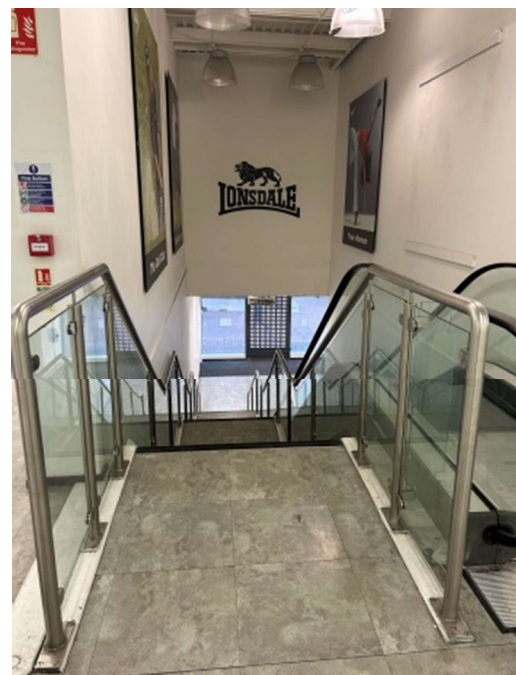
Subject to planning. The property has consent for Class E uses. All interested parties should contact Ipswich Borough Council on 01473 432000.

LEGAL COSTS

Each party is responsible for their own legal costs in connection with the granting of a lease.

VAT

VAT is payable on all sums due to the landlord under the terms of the lease.



112,053 sq.ft

Total development area



18

Retail units on site



50

Parking spaces roof top car park

