

# TO LET

## 16,609 sq.ft

(1,543 sq.m)



**M** UNIT 27

///drift.bond.zebra  
East Gate, Carr Street  
Ipswich  
IP4 1HA

**SHEET ANCHOR  
EVOLVE**  
part of MCore  
020  
7228  
6508  
sheetanchorevolve.com



**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
<b>Total Floor Area (NI)</b>	<b>14,650</b>	<b>1,361</b>
<b>Total Overall Floor Area incl Communal Areas (GI)</b>	<b>16,609</b>	<b>1,543</b>

**RENT**

POA

**SERVICES**

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

**RATEABLE VALUE**

Rateable Value: £10,000 + vat

**SERVICE CHARGE**

Service Charge: £27,500 + vat

**ENERGY PERFORMANCE**

EPC rating B:35. 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.

**16,609 sq.ft**

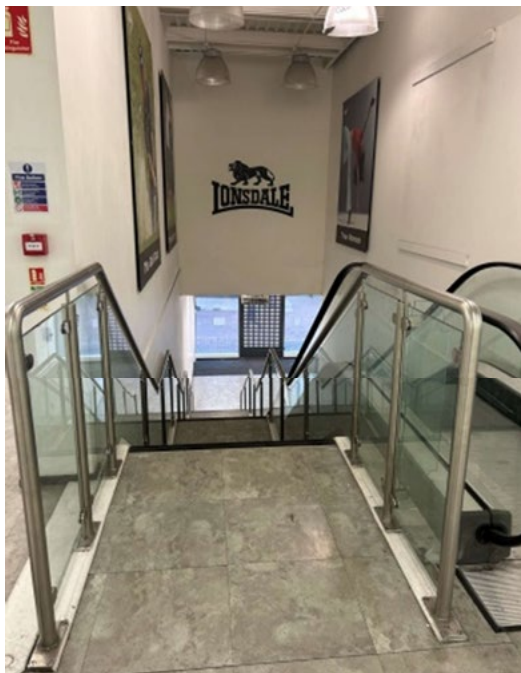
Total unit size

**18**

Retail units on site

**50**

Parking Spaces



## SHEET ANCHOR EVOLVE

part of MCore

**Michael Tsimekis**

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### Viewing

Strictly via prior appointment  
with the appointed agents



**Rachael Jackson**

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07471 083 167

rachael@penncommercial.co.uk

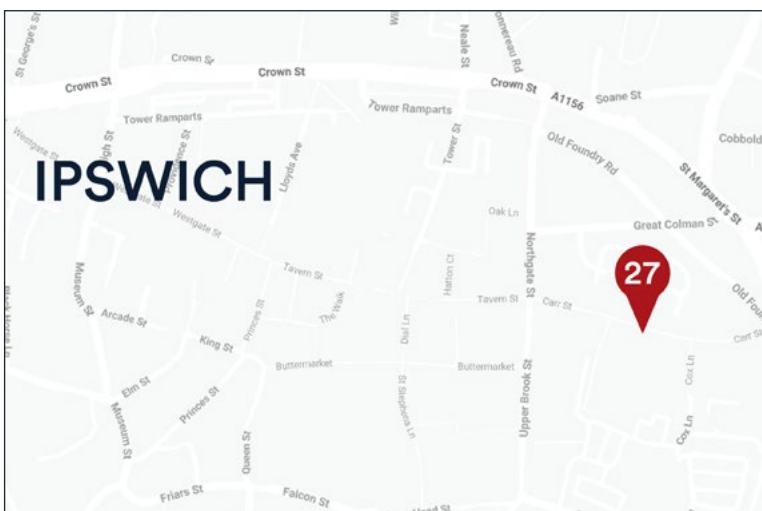


**Paul Bugeja**

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### DESCRIPTION

Ipswich is the administrative and county town of Suffolk with a resident population of 130,000 and a retail catchment population of approximately 300,000. The town lies on the River Orwell, approximately 70 miles north east of central London, 55 miles south east of Cambridge, 43 miles south of Norwich, and 18 miles north east of Colchester. Major roads in the area include the A12, which provides dual carriageway access to the A14, providing a principal link from the Port of Felixstowe (9 miles to the south east) to the East Midlands.

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.