

**TOWN CENTRE
SHOP TO LET
MAY SUB-DIVIDE**

**33 WESTGATE STREET
IPSWICH, IP1 3DR**

LOCATION

The property occupies a prominent corner position on Westgate Street at its junction with High Street and Museum Street and benefits from a high pedestrian footfall. The property is adjacent to **Tessuti** and opposite **Marks & Spencer**.

Other national multiple retailers in the vicinity include **Primark, Debenhams, Clarks, Office, W H Smith, Caffé Nero, Card Factory, and Moss Bros.**

ACCOMMODATION

The property provides accommodation on ground floor, and basement with the following approximate dimensions and areas:-

Ground Floor:		
Sales	1,755 sq ft	163 sq m
First Floor:		
Ancillary	1,692 sq ft	157.2 sq m
Second Floor:		
Ancillary	1,144 sq ft	106.3 sq m

RATEABLE VALUE

We understand from the Valuation Office Agency website that the property has the following rating assessment of £45,250 with effect from 1 April 2017. Interested parties are advised to make their own enquiries.

TERMS

The property is being offered by way of a new FRI lease (term to be agreed) at a commencing rent of £65,000 pax plus VAT.

ENERGY PERFORMANCE CERTIFICATE

Further details are available upon request.

LEGAL COSTS

Each party to bear their own legal costs incurred in this transaction.

VIEWING

Strictly by appointment through joint sole agents:-

Francis Darrah Chartered Surveyors

Contact: Carol Cooper
Tel: 01603 666630
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Colliers International

Contact: Robin Raban-Williams
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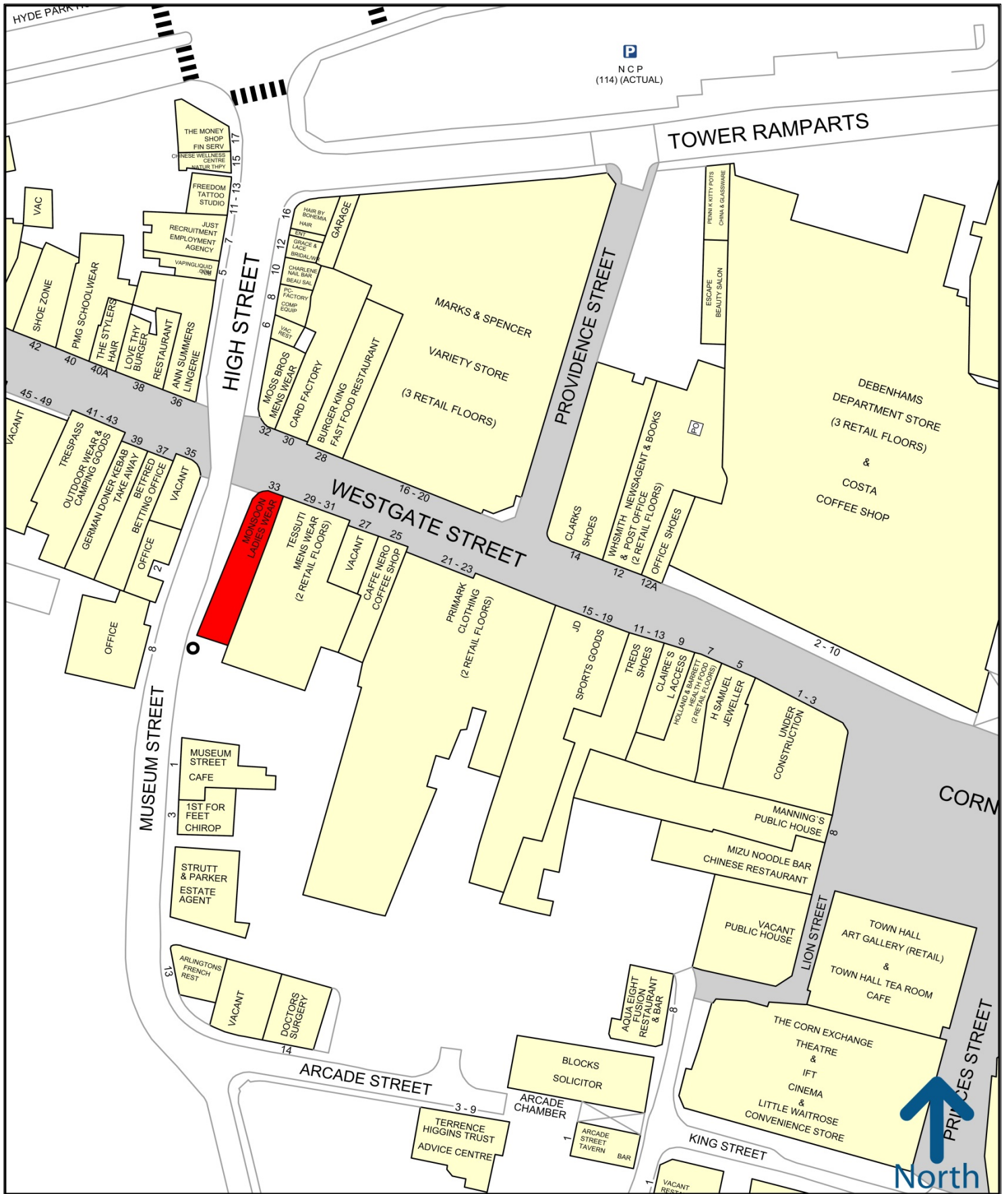
SUBJECT TO CONTRACT

February 2019

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RETAIL





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