

TOWN CENTRE

SHOP TO LET

NEW RENT

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

Basement:

Not inspected - access via trapdoor

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.

RENT

£40,000 pax.

WORKS

The landlords are considering undertaking works to the property to separate the upper parts. Floor plans are available.

Interested parties are advised to contact the agents for more details on this, lease terms and rent.

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
Email: carol@fdarrah.co.uk

Colliers International

Contact: Robin Raban-Williams
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SUBJECT TO CONTRACT

June 2019

Tel 01603 666630

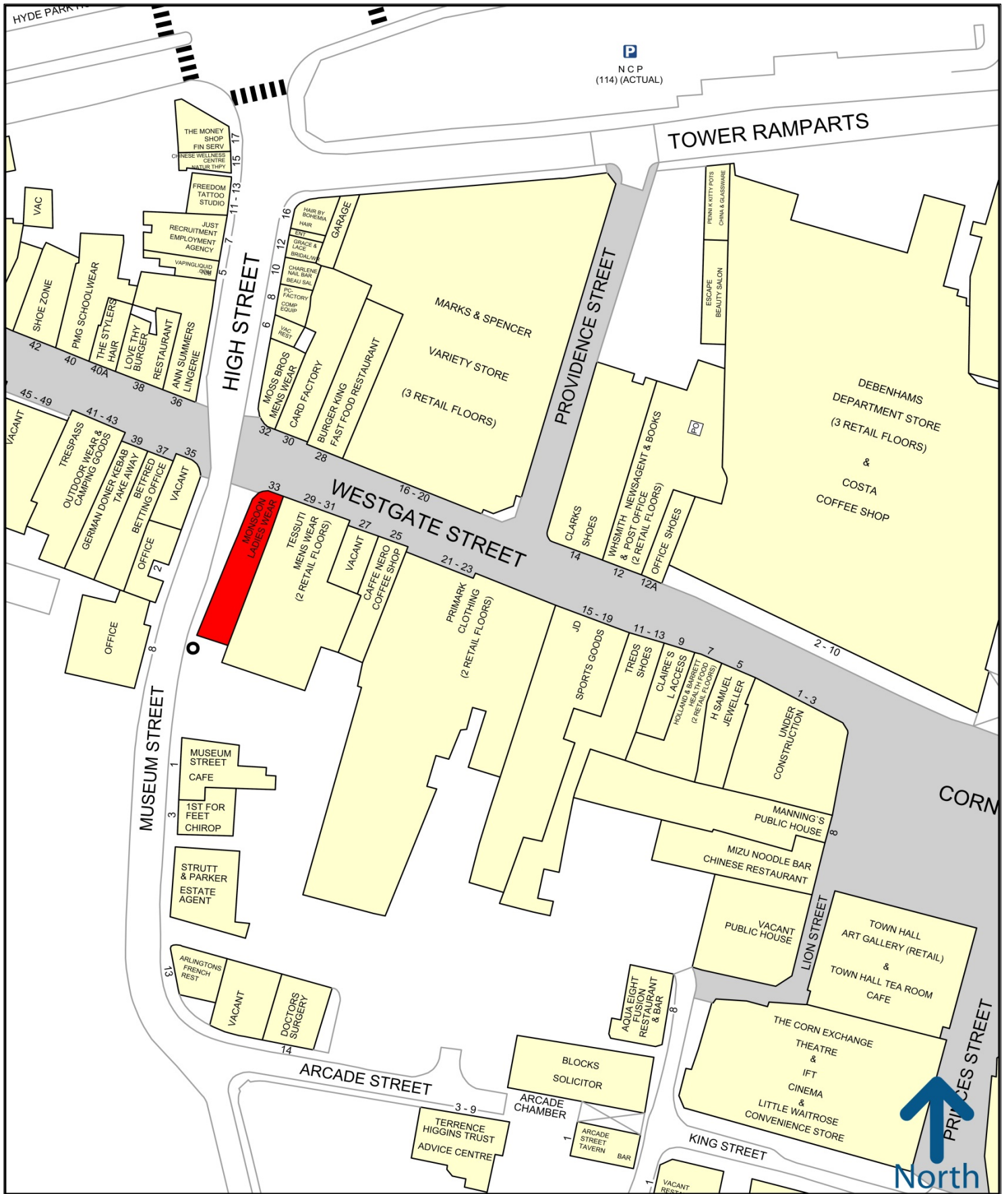
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RETAIL





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