



FRANCIS
DARRAH
Chartered Surveyors

TOWN CENTRE SHOP FOR SALE

Freehold with vacant
possession



42 & 42a WESTGATE STREET IPSWICH, IP1 3ED

LOCATION

The property is located in a busy central location within Ipswich town centre opposite Greggs & Trespass Outdoors and in the vicinity of numerous national multiple retailers include **Primark, Marks and Spencer, Card Factory** and **Moss Bros.**

ACCOMMODATION

The property provides well configured accommodation on ground and first floors – approximate areas below. Also included is a compact, detached rear building which could be refurbished and used for a variety of interesting uses STPP.

Ground Floor

Sales	1,238 sq ft	115.0 sq m
Ancillary	157 sq ft	14.5 sq m

First Floor

Store	661 sq ft	61.4 sq m
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Rear Building

First Floor	315 sq ft	29.2 sq m
Second Floor	350 sq ft	32.5 sq m

The property has a rear yard accessed from Crown Street with parking for 2 cars or vans.

TERMS

The property is offered for sale, freehold with vacant possession, seeking offers in excess of **£300,000**.

VAT

The property is **not** elected for VAT. The sale will not be subject to VAT.

Francis Darrah Chartered Surveyors for themselves and as Agents for the proposed Vendor(s) or Lessor(s) give notice: 1. That they do not make or give either in these particulars or in negotiations or otherwise any warranty or representation whatever in relation to the property. 2. Any plan attached to these particulars is for identification purposes only and all measurements are given as a guide and no liability can be accepted for errors arising therefrom. 3. The property being open to inspection any intended purchaser must satisfy himself as to the accuracy of these particulars and he will be deemed to have full knowledge thereof. 4. No liability can be accepted for any misstatement, omission or errors in these particulars. 5. These particulars do not constitute an offer or Contract or any part thereof.

RATEABLE VALUE

We understand from the Valuation Office Agency website that the property has a current rating assessment of **£18,500** with effect from 1 April 2023. Interested parties are advised to make their own enquiries.

ENERGY PERFORMANCE CERTIFICATE

The property has an EPC rating of D. Further details are available upon request.

ANTI MONEY LAUNDERING

In accordance with Anti Money Laundering Legislation, the purchaser will be required to provide proof of identity and address to the selling agents prior to solicitors being instructed.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

VIEWING

Strictly by appointment through sole agents:-

Francis Darrah Chartered Surveyors

Contact: Francis Darrah
Tel: 01603 666630
Email: francis@fdarrah.co.uk

SUBJECT TO CONTRACT

November 2023

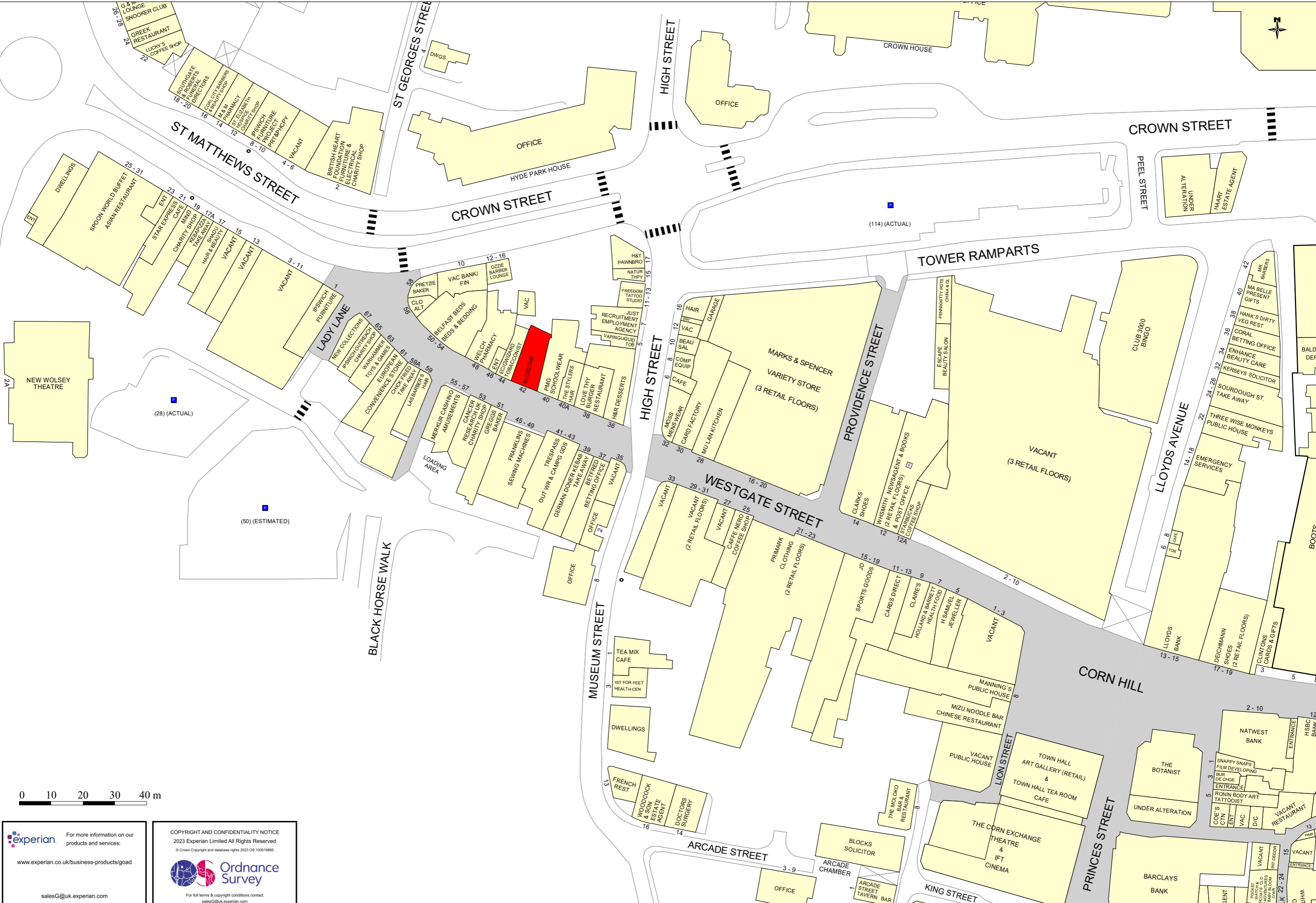
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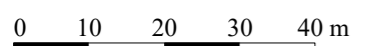
RETAIL



(114) (ACTUAL)

(28) (ACTUAL)

(50) (ESTIMATED)



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