

Ipswich

7 Westgate Street

Class E Opportunity – Subject To Vacant Possession – Staff Unaware



Location

The subject premises occupy a prominent location the pedestalled section of Westgate Street linking to Corn Hill and Tavern Street. Ipswich Railway Station is only a short away providing direct links to Central London.

Located immediately adjacent to H Samuel and Claires, other nearby occupiers include Cards Direct, JD Sports, Primark, Clarks Shoes and Marks & Spencer's.

Demise

The property is arranged over ground and first floors, comprising the following approximate net internal floor areas:

Ground Floor	1,761 sq ft	164 sq m
First Floor	1,227 sq ft	114 sq m
Total	2,988 sq ft	278 sq m

Tenure

The property is available by way of a new effectively full repairing and insuring lease for a term of years to be agreed, subject to 5 yearly upwards only rent reviews.

Rent

Upon application

Rates

Rateable Value	£43,000
Rates Payable	£21,457 pa

Interested parties are advised to make their own enquiries to Ipswich Borough Council on 01473 432000.

EPC

Available upon request.

For further information or to arrange a viewing please contact:

forge

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 Created By: Forge

50 metres

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