

Ipswich

9 Westgate Street

Class E Opportunity – Subject To Vacant Possession – Staff Unaware



Location

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

Located immediately adjacent to Cards Direct and Holland & Barrett other nearby retailers include H Samuel, 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	761 sq ft	71 sq m
First Floor	1,775 sq ft	165 sq m
Total	2,535 sq ft	236 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	£38,250
Rates Payable	£19,086.75

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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Experian Goad Plan Created: 19/04/2024
 Created By: Forge

50 metres

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