

PRIME RETAIL UNIT TO LET

13 CARR STREET, IPSWICH, IPA 1HA

7-8 Conduit Street
London W1S 2XF
020 7182 7480
www.fawcettmead.co.uk



Retail property expertise

- **A1 Planning consent**
- **Well configured modern retail unit in the heart of Ipswich.**
- **High footfall pedestrianised location.**

LOCATION

The unit is situated in a high footfall location on Carr Street, adjacent to **The Entertainer** and opposite **Millets**.

Other retailers in close proximity include **Sports Direct**, **Peacocks**, **Specsavers**, **Maplin**, **Subway** and **Costa Coffee**.

ACCOMMODATION

The premises provide the following approximate net internal floor areas:-

Ground Floor: 67.6 sq m 728 sq ft
Ground Floor Anc: 56 sq m 603 sq ft

TENURE

The property is available on a new effectively full repairing and insuring lease for a term to be agreed.

RENT

£35,000 per annum exclusive of rates, service charge and VAT (if applicable).

RATES

Rateable Value (17/18) £18,750

Interested parties should verify these figures with Ipswich Borough Council (Tel: 01473 433910) Small Business Rate Relief may apply to this property.

SERVICE CHARGE

TBC.

SPECIFICATION

The premises are handed over in their existing condition.

EPC

An EPC has been requested and will be made available on request.

TIMING

Subject to vacant possession.

COSTS

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

***RECENT LETTING TO B&M BARGAINS AT
47/51 CARR STREET***



INSPECTIONS

Viewing is strictly by appointment with:

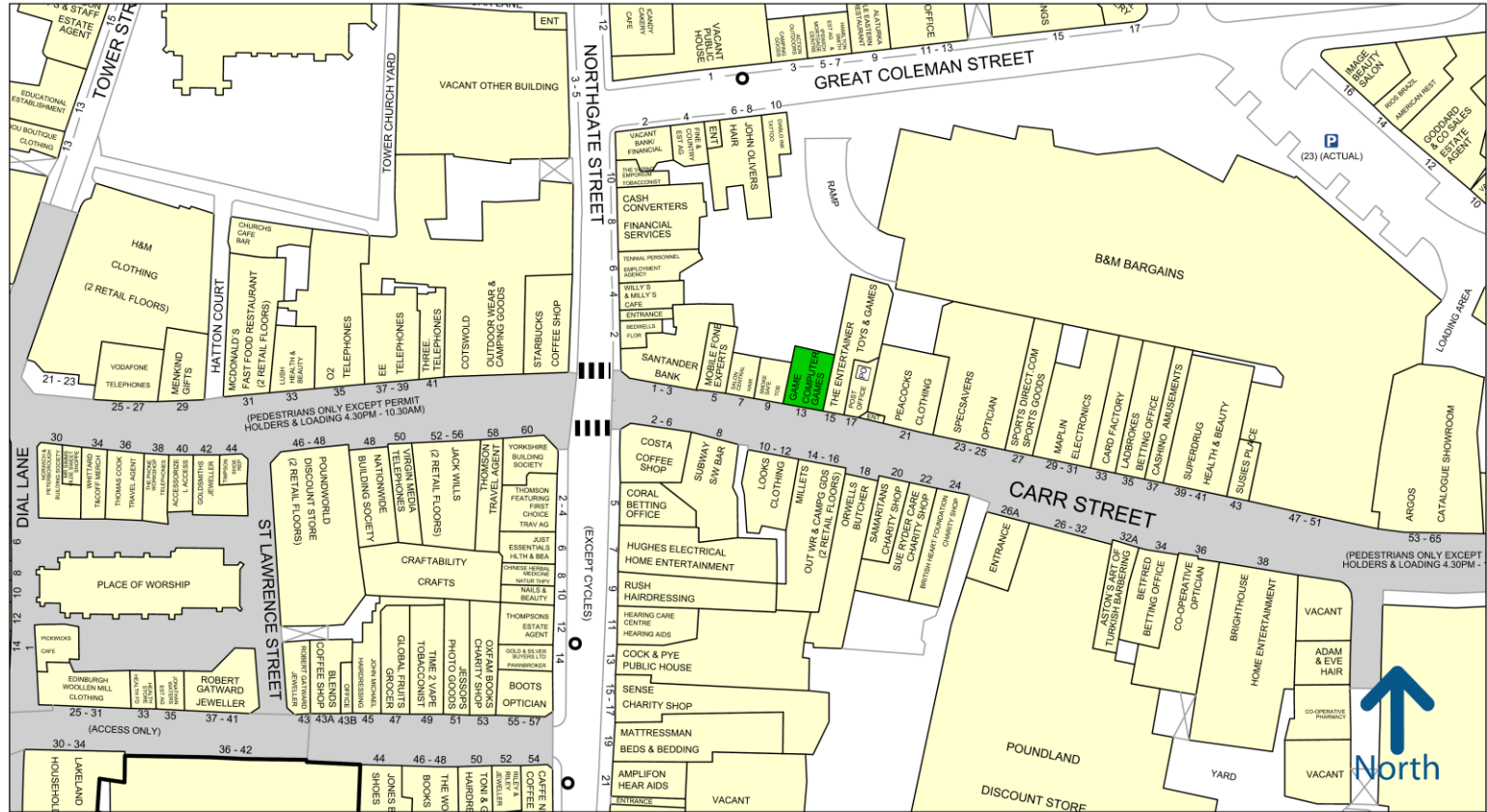
Vincent Morris
020 7182 7485
Vincent@fawcettmead.co.uk

**SUBJECT TO CONTRACT & VACANT
POSSESSION**

13 CARR STREET, IPSWICH, IPA 1HA



Ipswich



Experian Goad Plan Created: 05/07/2017

Created By: Fawcettmead



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