

# PRIME RETAIL UNIT TO LET

## 29-31 CARR STREET, IPSWICH, IPA 1HA

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



Retail property expertise

- **Well configured retail unit adjacent to Sports Direct & Card Factory.**
- **High footfall pedestrianised location.**
- **Wide prominent frontage on Carr Street.**

### LOCATION

The unit is situated in a high footfall location on Carr Street opposite **Poundland**.

Other retailers in close proximity include **Peacocks, Specsavers, Subway, Superdrug, The Entertainer** and **Costa Coffee**.

### ACCOMMODATION

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

Ground Floor: 317.64 sq m 3,419 sq ft  
Basement Anc: 130.7 sq m 1,407 sq ft

### TENURE

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

### RENT

£92,500 per annum exclusive of rates, service charge and VAT (if applicable).

### RATES

Rateable Value (17/18) £44,250

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

### SERVICE CHARGE

£9,720.62 per annum.

### 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

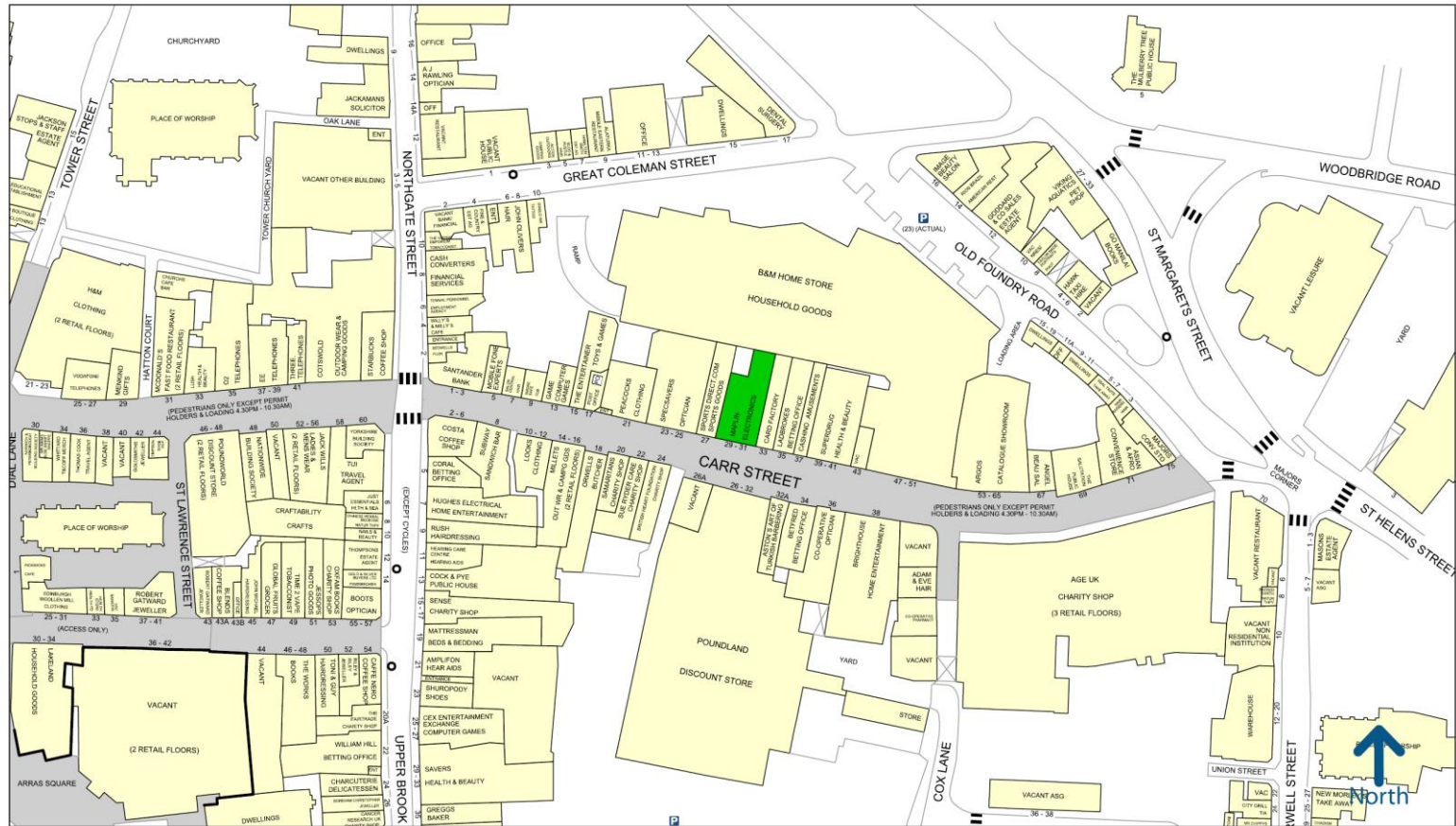
Viewing is strictly by appointment with:

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

**SUBJECT TO CONTRACT & VACANT  
POSSESSION**



Ipswich



50 metres

Experian Goad Plan Created: 07/03/2018

Created By: Fawcettmead



Copyright and confidentiality Experian, 2017. © Crown copyright and database rights 2017. OS 100019885

For more information on our products and services:  
[www.experian.co.uk/goad](http://www.experian.co.uk/goad) | [goad.sales@uk.experian.com](mailto:goad.sales@uk.experian.com) | 0845 601 6011

MISREPRESENTATION ACT | COPYRIGHT | DISCLAIMER

Fawcett Mead, for themselves and for the vendors of this property, whose agents they are, give notice that (i) the particulars and any further information communicated by any means to potential purchasers of the property described in the particulars, or the advisers, in connection with the possible sale of the property are provided solely for the purpose of assisting potential purchasers in deciding whether they wish to proceed with further investigation of the property and do not constitute either in whole or any part of an invitation, offer or contract of sale of the property; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct as at the date of the particulars (or the date of the relevant information if earlier). However, potential purchasers are not entitled to rely on them as statements or representations of fact but should satisfy themselves by searches, enquiries, surveys and inspections or otherwise with regard to accuracy of such details.

No responsibility or liability is or will be accepted by Fawcett Mead, the vendor(s) of the property or any of their respective subsidiaries, affiliates, directors, officers, representatives, employees, advisors, or agents for any loss or damage suffered by any party, resulting from reliance on the particulars or any other information communicated by any means to that party, or its advisers, its connection with the possible sale of the property.

No person in the employment of Fawcett Mead or the vendor(s) has authority to make or give any representation or warranty, express of implied, in relation to the property. References to Fawcett Mead include any joint agents acting with Fawcett Mead.