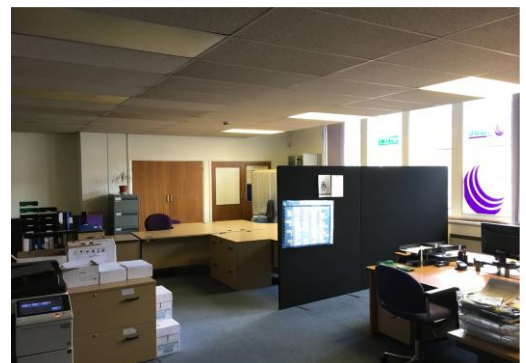
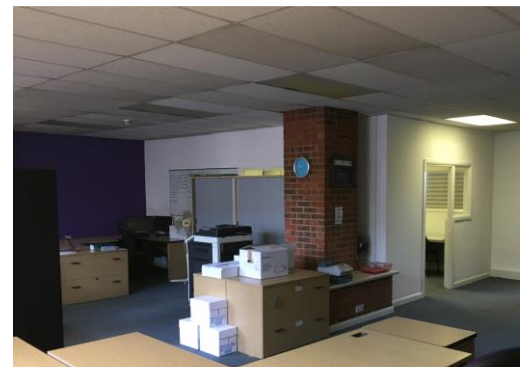


**First Floor Offices 39A, Westgate Street, IPSWICH, IP1 3DX**



## TO LET OR FOR SALE Self Contained Office Suite 1,475 sq ft (137 sq m)

- Town Centre Location
- Close To town centre Parking
- Permitted Development for flats
- Kitchenette, wc's and air conditioning

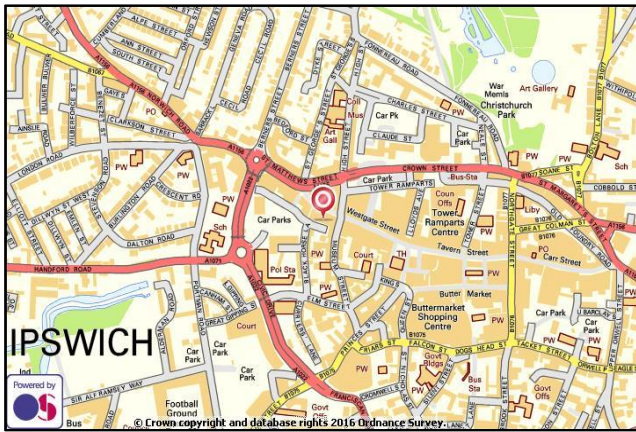


# PROPERTY DETAILS

## Location

Ipswich is a major economic centre and is the County town of Suffolk, with a resident population of circa 150,000 people and a catchment area in excess of 350,000 people. The town benefits from excellent communication links via the A14 from Felixstowe to Midlands via Cambridge and via the A12 to the M25 (Junction 28) and good rail links direct to Norwich and London Liverpool Street station, with a journey time of around 65 minutes.

The subject property fronts Westgate Street close to its junction with Museum Street amongst occupiers including Marks & Spencer, Trespass, Superdrug and Moss Bros.



## Description

First floor, self contained offices situated above a terrace of retail units with a ground floor entrance directly off Westgate Street.

## Planning

The property benefits from Class B1 (offices) use according to the Uses Class Order. Interested parties should make their own investigations of Ipswich Borough Council on 01473 432913.

Permitted Development and prior approval have been approved from 16/01/2019 to convert the upper floors from B1 Offices to 2 x 2 bedroom flats (C3). This is under application IP/19/00050/P3JPA. Further details can be provided upon request.

## Accommodation

The offices have a Nett Internal floor area of:

1475 sq ft (137 sq m)

## Terms

Leasehold or Virtual Freehold

Leasehold- A new lease is to be drawn on Full Repairing and Insuring (FRI) basis for a term of years to be agreed incorporating periodic upward only rent reviews.

Virtual Freehold- a new 125 year lease at a peppercorn rent and no rent reviews.

## Rent/Price

Rent - £8,500 per annum exclusive of rates, VAT and all other outgoings.

Virtual Freehold- £95,000.

## VAT

The property is elected for VAT.

## Service Charge

There is an ad-hoc service charge on the property to cover any structural repairs.

## Legal Fees

Each party is to bear their own legal costs incurred during the course of any transaction.

## Business Rates

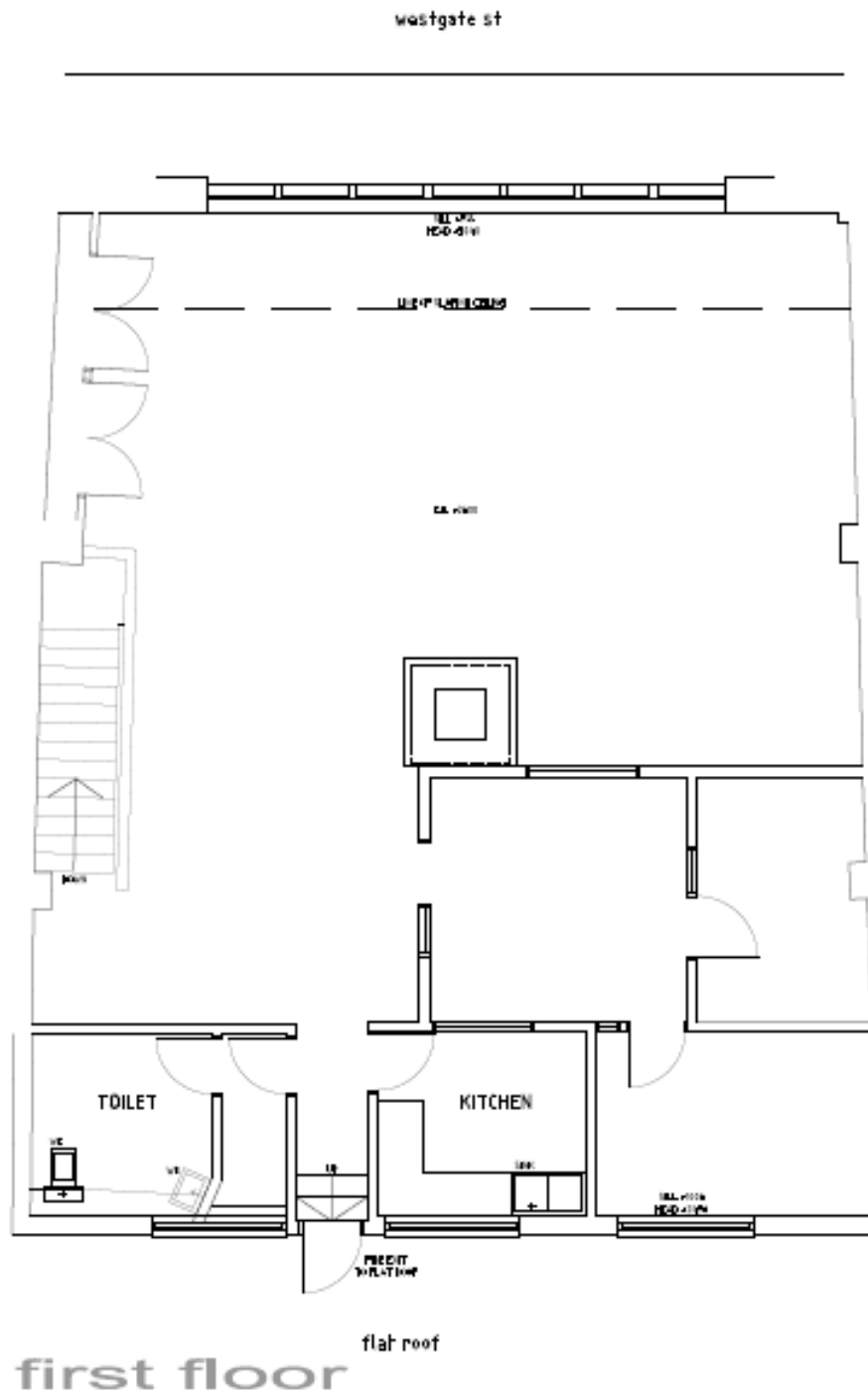
We are advised that the property appears in the 2017 Valuation List with a Rateable Value of £6,400.

## Energy Performance Certificate

The property has an EPC Rating of D86. A copy is available upon request.



# FLOOR PLANS



For viewings and further details please contact



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