



PART LET INVESTMENT FOR SALE

Prominent Grade II Listed Building - 2 x Shops & 2 x Flats

39 Upper Brook Street, Ipswich,
Suffolk, IP4 1DU

GUIDE PRICE

£320,000

FLOOR AREAS

1,663 sq ft
[154.41 sq m]

IN BRIEF

- » Prominent position on Upper Brook Street
- » Available for sale, subject to residential tenancies
- » Guide price £360,000

LOCATION

The property is situated on the eastern side of Upper Brook Street close to the junction with Buttermarket within the town centre. Nearby occupiers include Caffè Nero, Greggs and Sainsbury's.

DESCRIPTION

The property comprises a prominent, mixed use, two storey building of brick construction beneath a pitched tiled roof. The property has been split to provide two shops at the front, together with two apartments to the rear and first floor.

39 Upper Brook Street comprises a dual fronted retail unit arranged over ground and basement. The shop is fitted with LED lighting and tile floor coverings.

39a comprises a lock up retail premises with a glazed return frontage. The specification includes LED spot lighting and laminate floor coverings.

Flat 1 comprises a duplex two bedroom apartment with living room and kitchen on the ground floor. Two bedrooms plus a bathroom are located on the first floor.

Flat 2 is accessed via a shared ground floor entrance and comprises a two bedroom apartment at first floor level, together with separate lounge, kitchen and bathroom.

ACCOMMODATION [APPROXIMATE NET/GROSS INTERNAL FLOOR AREAS]

- | | | |
|---|-----------|---------------|
| » 39 Upper Brook Street (Ground & Basement) | 449 sq ft | [41.71 sq m] |
| » 39a Upper Brook Street | 85 sq ft | [7.81 sq m] |
| » Flat 1 (Duplex Apartment) | 635 sq ft | [58.98 sq m] |
| » Flat 2 | 494 sq ft | [45.91 sq m] |





Indicative Floor Plan - Not To Be Relied Upon

TENANCIES

Salient points of the leases as follows (copies of leases available upon request):

39 & 39a - Both units will be vacant upon completion.

Flat 1 is let on an AST at a current rent of £675 per calendar month.

Flat 2 is let on an AST at a current rent of £625 per calendar month.

SERVICES

It is understood the property is connected to mains water, electricity, and drainage.

We have not tested any of the services and all interested parties should rely upon their own enquiries with the relevant utility

companies in connection with the availability and capacity of all those serving the property including IT and telecommunications.

BUSINESS RATES / COUNCIL TAX

According to the Valuation Office Agency, the units are assessed as follows:

39 Upper Brook Street—Rateable Value: £9,400

39a Upper Brook Street—Rateable Value: £4,350

The apartments all fall within Council Tax Band A.

All interested parties should speak to the local rating authority to verify their rates liability.

LOCAL AUTHORITY

Ipswich Borough Council, Grafton House, 15/17 Russell Road, Ipswich, Suffolk, IP1 2DE. Tel: 01394 383789

ENERGY PERFORMANCE CERTIFICATE [EPC]

39 & 39A - it is understood EPCs aren't required due to being listed. Flat 1: G Rating | Flat 2: G Rating

TERMS

Offers are invited in the region of £320,000 for the freehold interest, subject to the existing tenancies.

The property is VAT elected.

LEGAL COSTS

Each party is to be responsible for their own legal costs.

VIEWINGS STRICTLY BY APPOINTMENT

VIA SOLE SELLING AGENTS:

Fenn Wright

1 Buttermarket

Ipswich

Suffolk

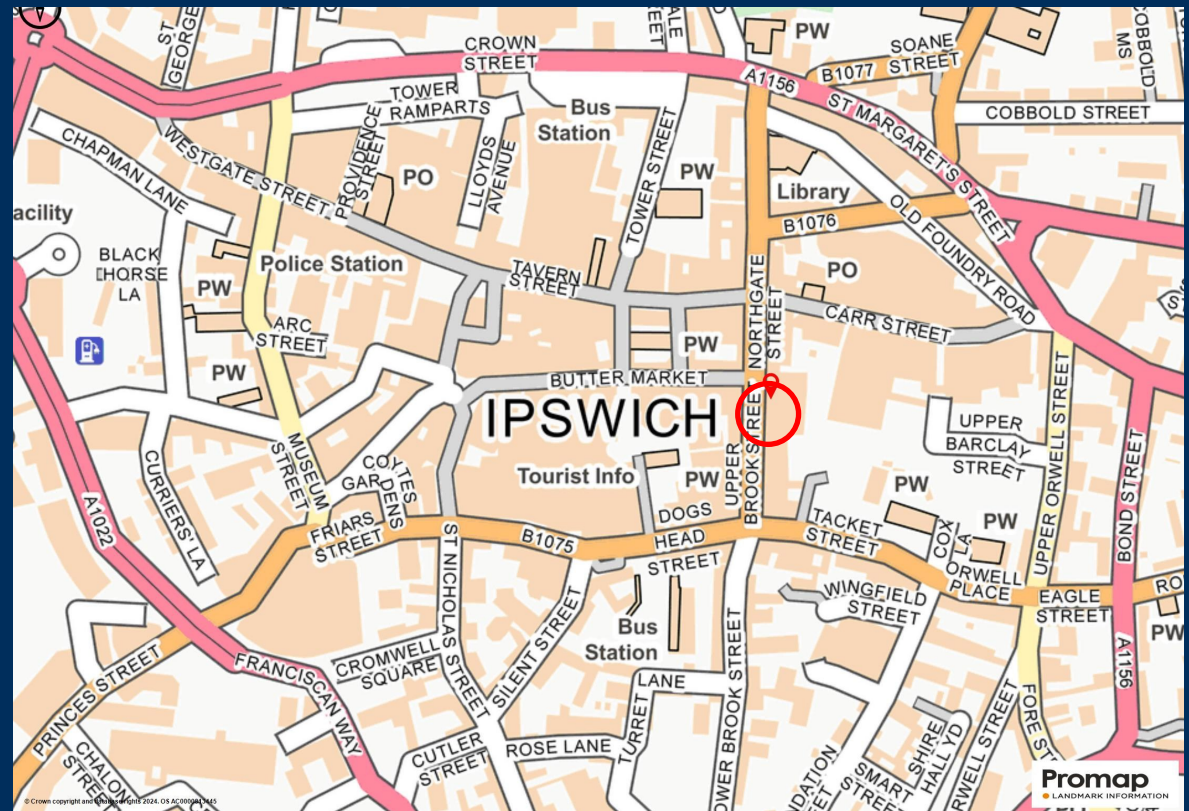
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