



AVAILABLE TO LET

Prominent Class E Premises

23 Buttermarket, Ipswich, Suffolk, IP1 1BQ

RENT

£19,500

per annum exclusive

AVAILABLE AREA

2,901 sq ft

[194.28 sq m]

IN BRIEF

- » Attractive self-contained retail premises, suitable for a variety of uses
- » Strong trading location with neighbouring occupiers including Waterstones, White Stuff, FatFace and Toni & Guy
- » Available for immediate occupation

LOCATION

Ipswich is the county town of Suffolk with a resident population of approximately 130,000 and a retail catchment of almost 350,000. The town is situated approximately 79 miles north east of central London, 43 miles south of Norwich and 18 miles north east of Colchester.

The property is situated on the northern side of Buttermarket within the town centre. The Buttermarket is pedestrianised and forms part of the town centre retail core.

Neighbouring occupiers include White Stuff, Toni & Guy, Fatface, and Waterstones.

DESCRIPTION

The premises comprises an attractive Grade II Listed self-contained three storey retail unit with basement. The ground floor is arranged to provide a retail area benefitting from a return frontage. The upper floors are accessed via an internal staircase, the first floor provides storage accommodation together with a kitchen and WCs. The basement provides further ancillary storage accommodation.

The main sales area is fitted with a mixture of fluorescent and LED spot lighting, electric radiators and wood effect laminate floor coverings.

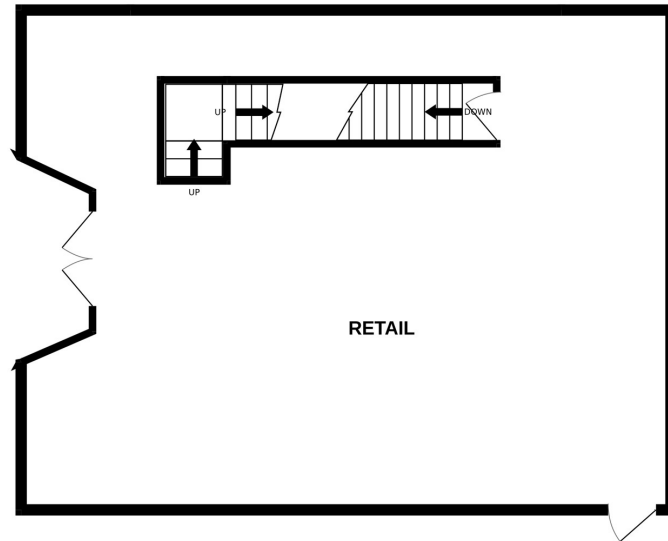
ACCOMMODATION

[Approximate Net Internal Floor Areas]

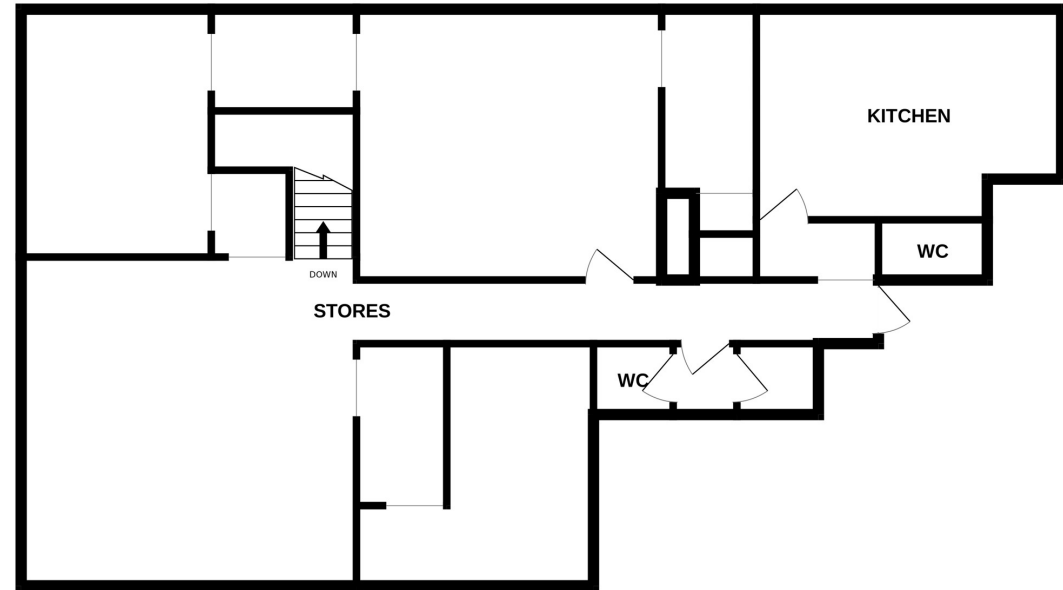
Ground Floor Sales Area	819 sq ft	(76.07 sq m)
First Floor Stores	699 sq ft	(64.91 sq m)
Kitchen	184 sq ft	(17.07 sq m)
WCs	--		--
Basement Stores	390 sq ft	(36.23 sq m)
Total Net Internal Floor Area	2,901 sq ft	(194.28 sq m)



GROUND FLOOR



1ST FLOOR



SERVICES

We understand that the property is connected to mains gas, water, 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 of those serving the property including IT and telecommunication links.

LOCAL AUTHORITY

Ipswich Borough Council, Grafton House, 15-17 Russell Road, Ipswich, Suffolk, IP1 2DE

Telephone: 01473 432000.

BUSINESS RATES

The premises are currently assessed as follows:

Rateable Value: £25,500*

Rates Payable (2023/24): £12,724.50 per annum

All interested parties should make their own enquiries with the local rating authority in order to verify their rates liability.

PLANNING

As of 1st September 2020, the property falls within Class E of the Town and Country Planning (Use Classes) Order 1987 (As Amended) which allows it to be used for a number of commercial, business and services uses without the need for planning permission.

All interested parties should make their own enquiries with

the Local Planning Authority.

ENERGY PERFORMANCE CERTIFICATE [EPC]

D (78) ref 2679-3962-6279-9390-5095

TERMS

The premises are available on a new business lease for a term to be agreed and at an initial rent of £19,500 per annum exclusive.

A service charge is payable in relation to the upkeep of the exterior and structure of the property. Further details available upon request.

LEGAL COSTS

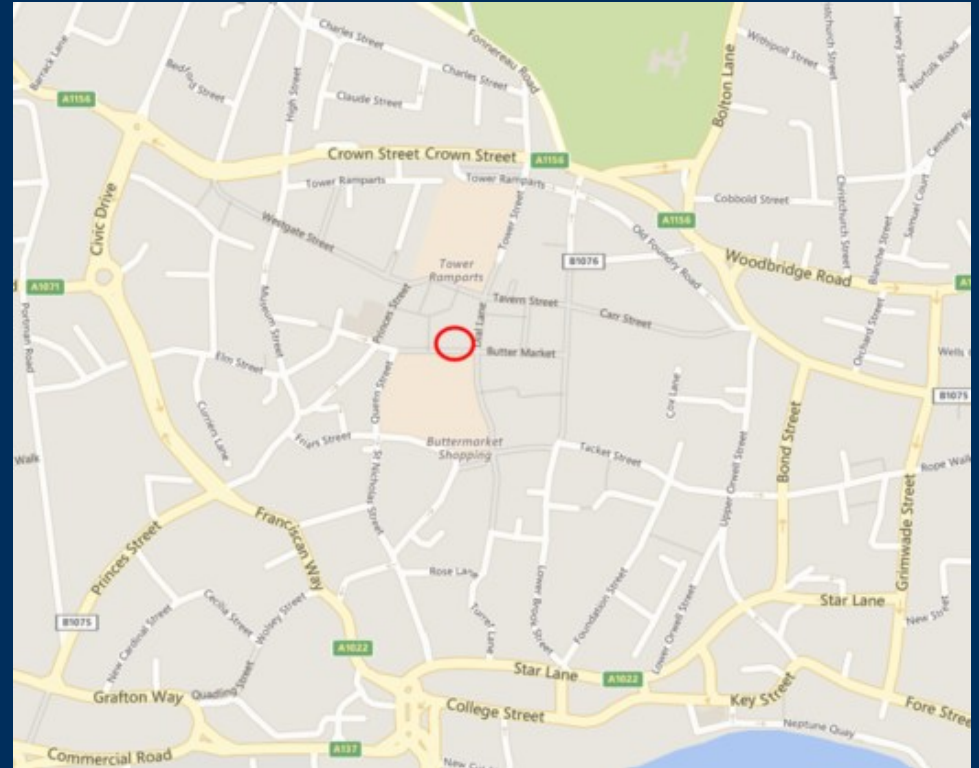
Each party is to be responsible for their own legal costs.

**VIEWINGS STRICTLY BY APPOINTMENT
VIA SOLE LETTING AGENTS:**

**Fenn Wright
1 Buttermarket
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Suffolk
IP1 1BA**

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Particulars created August2025.

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