



TO LET

Retail unit

16,609 sq.ft

(1,543 sq.m)

27 Carr Street, Ipswich, Suffolk IP4 1HA

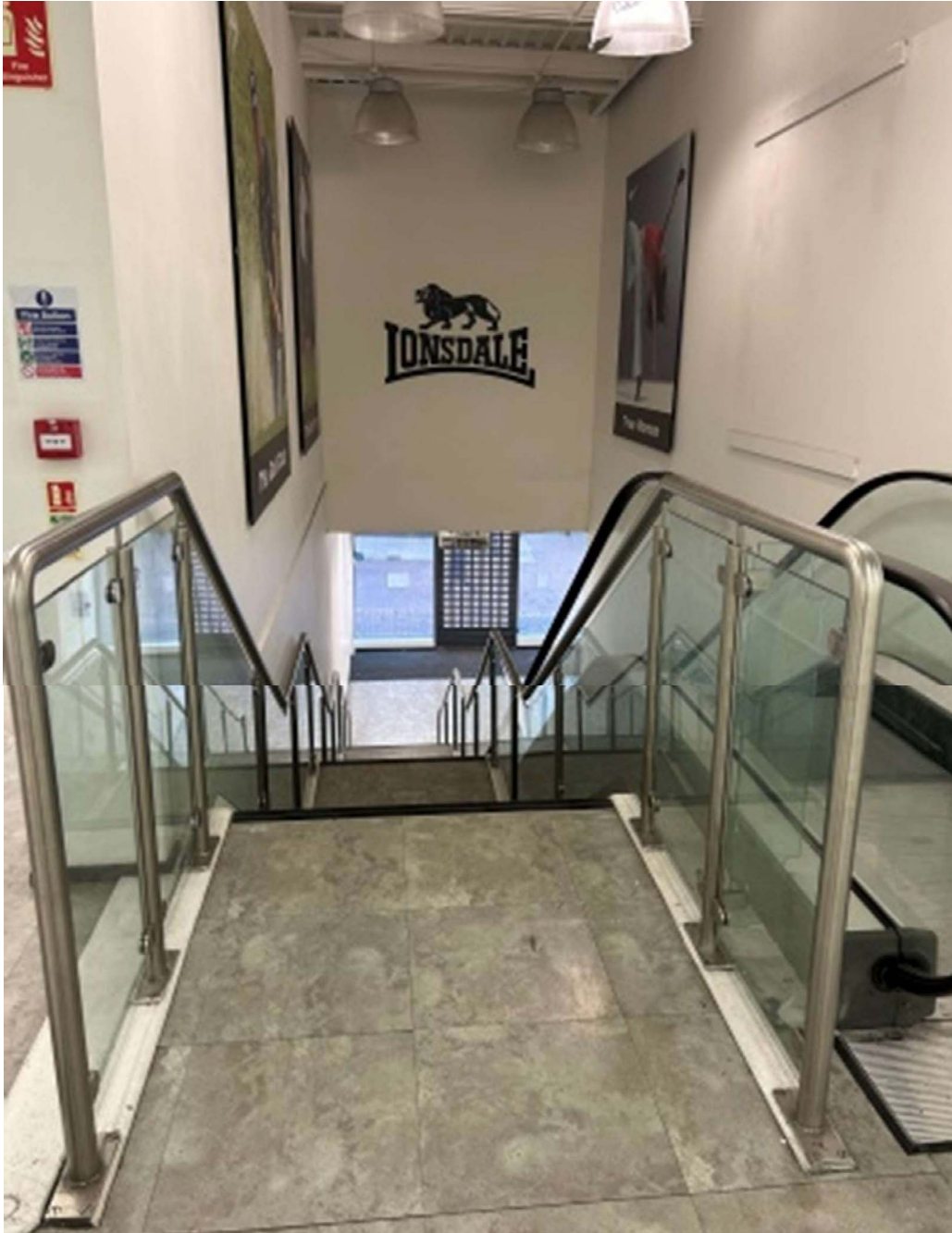
- Former Sports Direct premises in prominent town centre location
- Suitable for a variety of uses
- Highly sought after location in popular market town
- Nearby occupiers include The Entertainer, Milletts, B&M, Specsavers, Costa and Santander

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Areas (approx. NIA)	Sq.ft	Sq.m
Ground Floor Reception/Entrance	420	39
First Floor Retail Area 1	12,263	1,139.2
First Floor Retail Area 2	1,149	106.7
First Floor Mess/Staff Room	343	31.9
First Floor Office	68	6.3
First Floor Internal Storage	407	37.9
Total Floor Area (NI)	14,650	1,361
Total Overall Floor Area incl Communal Areas (GI)	16,609	1,543

Description

The property comprises open plan first floor retail accommodation accessed from Carr Street via a ground floor reception/entrance and escalator. The premises benefit from an internal lift, large retail area, staff room, office and internal storage. Externally there are 50 car parking spaces in the roof top car park. The property was previously occupied by Sports Direct and would be suitable for a variety of different uses subject to planning.

Rent

£120,000 per annum exclusive.

Rates

Rateable value of £10,000. Interested parties are advised to contact the local authority to confirm their liabilities and any transitional relief.

Services

We understand that mains electricity and water are connected to the property.

Service Charge

Service charge to be confirmed.

Energy Performance

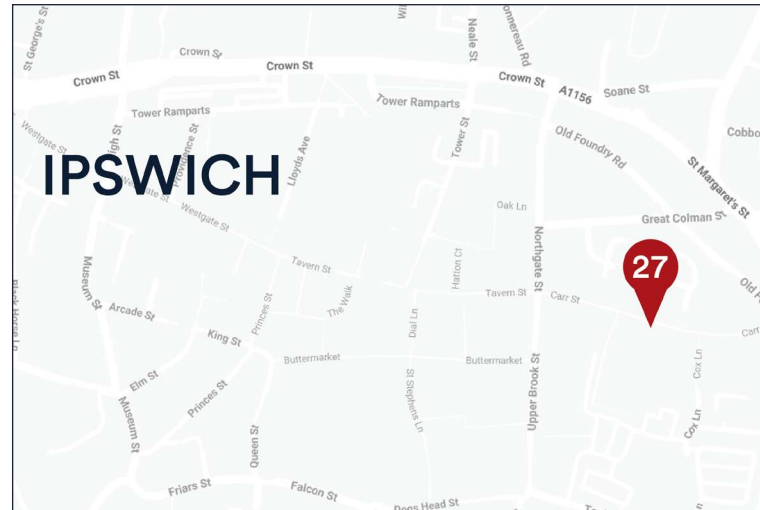
Unit 27 has an EPC Rating of B35. Further information available upon request.

Planning

The property has consent for Class E uses. All interested parties should contact Ipswich Borough Council on 01473 432000.

Legal Costs

Each party is responsible for their own legal costs in connection with the granting of a lease.



Location

Ipswich is the administrative and county town of Suffolk with a resident population of 130,000 and a retail catchment population of approximately 300,000. The town lies on the River Orwell, approximately 70 miles north east of central London, 55 miles south east of Cambridge, 43 miles south of Norwich, and 18 miles north east of Colchester. Major roads in the area include the A12, which provides dual carriageway access to the A14, providing a principal link from the Port of Felixstowe (9 miles to the south east) to the East Midlands.

The property occupies a prominent position on the north side of Carr Street in the town centre, close to the junction with Upper Brook Street and Northgate Street.

Nearby occupiers include The Entertainer, Milletts, B&M, Specsavers, Costa Coffee, Santander and Microshops.



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part of M Core



Kat Behbahani

07774 655272

Kbe@evolveestates.com



Rachael Jackson

01473 211 933

07471 083 167

rachael@penncommercial.co.uk

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