

TO LET

GROUND FLOOR RETAIL UNIT

1,875 sq.ft

(174.2 sq.m)

1,875 sq.ft (174.2 sq.m)

Commercial space to let

41 Carr Street

Suitable for Class E Usage

All Enquiries

Richard Jordan
richard@spenscommercial.co.uk
01473 218133
07471 068162

Paul Bugaja
Paul.Bugaja@colliers.com
020 7364 6831
07743 416 336

SCAN HERE
TO VIEW OUR
BROCHURE



SHEET ANCHOR EVOLVE
part of ITCore



100% Pure Vegetarian
EGGLESS FRESH CREAM CAKES

M UNIT 41

///drift.bond.zebra
East Gate, 13 - 51 Carr Street
Ipswich, Suffolk
IP4 1HA

Nearby Occupiers Include

Specsavers

cardfactory

b&m

**LOCATION**

The Eastgate Centre was reconfigured and substantially reconstructed in the early 2000's to create an outward facing parade of well configured shops at 13-51 Carr Street. The parade is anchored by a 33,000 sq ft B&M Bargains, with an additional 11 shops of varying sizes at ground floor and a large retail unit at first floor.

The premises occupy a prominent position on the north side of Carr Street, close to the junction with Upper Brook Street and Northgate Street. Nearby traders include The Entertainer, Milletts, Poundland, Specsavers and Costa.

DESCRIPTION

The property comprises a ground floor retail unit with glazed frontage, kitchen, and WCs. There is a store room to the rear of the property that allows loading through Great Colman Street. There are public car parks nearby

AREA

Unit size: 1,875 sq.ft (174.2 sq.m).

RENT

£15,000 per annum + vat.

SERVICES

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

RATEABLE VALUE

Rateable Value: £15,000 + vat.

SERVICE CHARGE

Service Charge: £2,541.60 + vat.

ENERGY PERFORMANCE

EPC rating: B. Further information available upon request.

PLANNING

Subject to 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.

VAT

VAT is payable on all sums due to the landlord under the terms of the lease.

**112,053 sq.ft**

Total development area

**18**

Retail units on site

**Ample**

Parking spaces nearby

