

Commercial space to let

2,521 sq.ft (234.2 sq.m)

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35 Carr Street

Suitable for Class E Usage

All Enquiries

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TO LET

GROUND FLOOR RETAIL UNIT

2,521 sq.ft

(235 sq.m)

M UNIT 35

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East Gate, 13 - 51 Carr Street
Ipswich, Suffolk
IP4 1HA

Nearby Occupiers Include



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: 2,521 sq.ft (235 sq.m).

RENT

£20,000 per annum + vat.

SERVICES

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

RATEABLE VALUE

Rateable Value: TBC

SERVICE CHARGE

Service Charge: £3,417.26 + vat.

ENERGY PERFORMANCE

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

