

TO LET

PRIME RETAIL PREMISES

esa



40 TAVERN STREET IPSWICH
SUFFOLK IP1 3AP

RENT £30,000 PAX

DESCRIPTION

The property comprises a well-proportioned retail unit arranged over ground, first and second floors along with a large basement. The ground floor provides the main retail sales area with further retail and ancillary space at first floor level. The second floor comprises office accommodation together with staff room, kitchenette, WC facilities and also benefits from air conditioning throughout.

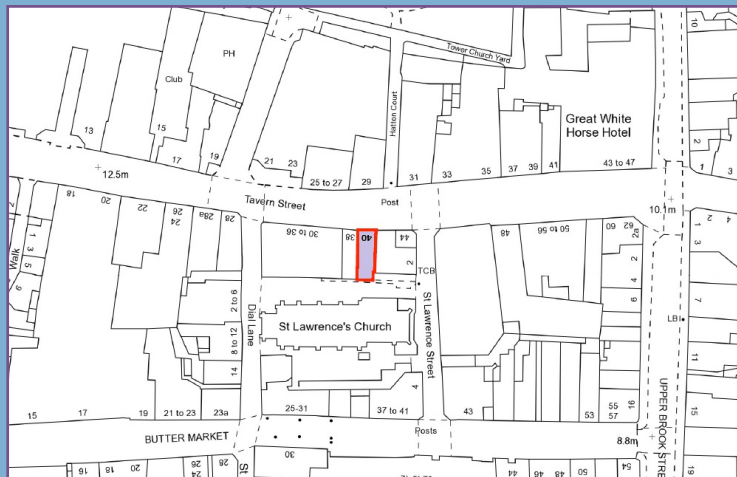
LOCATION

Located in the heart of Ipswich on one of the principal pedestrianised areas of Ipswich Town Centre, the County Town of Suffolk, it links directly through to Sailmakers Shopping Centre and forms part of the core shopping circuit alongside Westgate Street and The Buttermarket with a mix of national multiples and independent retailers. Ipswich has direct rail links to London Liverpool Street and occupies a strategic position close to the International port of Felixstowe along with the interchange of the A12 and A14.

ACCOMMODATION

The premises has the following approximate floor areas:

Frontage:	3.80 m
Depth:	9.76 m
GF Sales Area:	36.5 sqm 393 sqft
First Floor:	37.0 sqm 398 sqft
Second Floor:	38.8 sqm 417 sqft
Basement:	34.8 sqm 375 sqft
Total NIA:	1583 sqft



TERMS

The premises is offered on the basis of a new lease on full repairing and insuring basis for a minimum term of five years at a rent of £30,000 per annum exclusive.

BUSINESS RATES

We understand that the property has the following rating assessment from 1st April 2026:

Rateable Value: £ 16,250

Rates Payable (26/27) £ 8,108.75

The above figures do not take into account any rates relief for qualifying occupier.

PLANNING

We understand that the property benefits from retail consent but interested parties should make their own planning enquiries.

VAT

We understand the property is not elected for VAT.

SERVICES

We understand the property is on mains drainage, mains water and mains electricity.

EPC

This property's energy rating is E.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction.

VIEWING & INFORMATION

By strict appointment only please contact:

Oakley Elsom

Tel: 01394 446 480

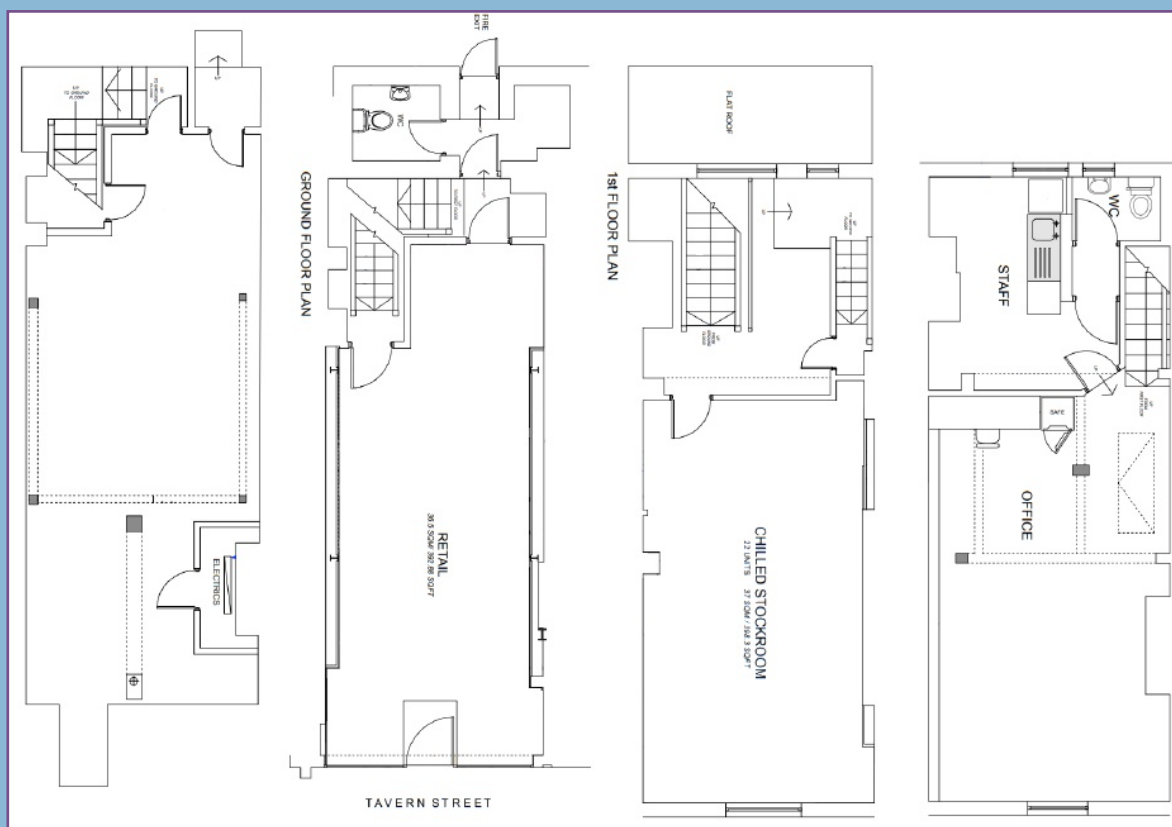
Email: Oakley@esassociates.co.uk

or

Peter Elsom

Tel: 01394 446 480

Email: Peter.jo.elsom@esassociates.co.uk



ANTI MONEY LAUNDERING:

In accordance with anti money laundering legislation the purchaser will be required to provide proof of identity and address to the selling agents prior to solicitors being instructed.

IMPORTANT NOTICE

These particulars are provided only as a general guide to the property and do not form part of any contract. Whilst all details are given in good faith, and are believed to be correct, any intended purchaser or tenant must satisfy themselves independently as to their accuracy. Elsom Spettigue Associates are not authorised to make or give representation or warranty whatever in relation to this property.

elsom spettigue associates

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