



RETAIL / RESTAURANT + SMALL REAR BUILDING

E-Class Planning (A1/A2/A3/B1/D1/D2)

Prime Westgate Street - Ipswich

New Lease or Freehold Available



New Lease or Freehold Available - Prime Westgate Street Opportunity
Close to Primark, Marks and Spencer, and Greggs

42-42a Westgate Street, Ipswich IP1 3ED

Location

The premises are situated in a busy central location in Ipswich, a leading county town with a catchment population of circa 350,000. Operators within the immediate vicinity include nationwide brands such as Primark, Marks and Spencer, Greggs, Card Factory, Burger King as well as numerous banks, solicitors, accountants, clinics, nurseries, and leisure operations, etc.

Nearby

PRIMARK®

MARKS &
SPENCER

GREGGS

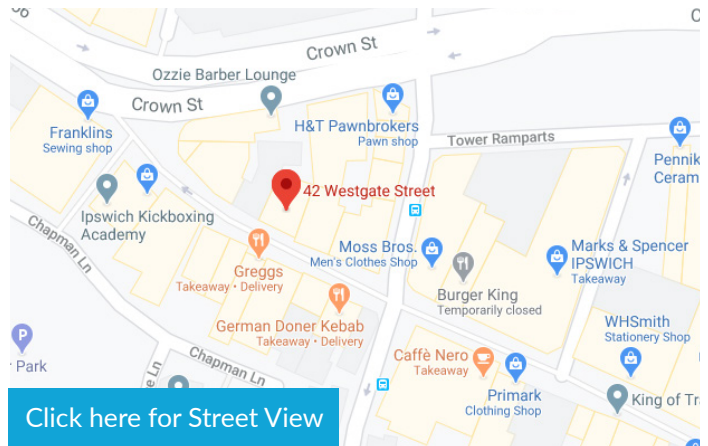


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[Click here for Street View](#)

Accommodation

The main building is arranged on ground and first floors. Also included is an attractive compact detached rear building which could be refurbished and used for a variety of interesting uses STPP.

The main and rear buildings benefit from rear vehicular access, as well as parking rights over an adjoining area. Approx. dimensions and areas as follows:

Ground Floor	1,285 sq ft
First Floor	671 sq ft
Total	1,956 sq ft 181.78 sq m
<i>Rear Building</i>	
Ground and First Floors	626 sq ft
Grand Total	2,582 sq ft 239.96 sq m

New Lease

A new full repairing and insuring lease is available at a guide rent of £30,000 pa exclusive.

Freehold

The Freehold of the whole is available at a price of £400,000. Subject to Contract and Vacant Possession.

Planning

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*Subject to any necessary consents.



Important: These property particulars are believed to be correct but their accuracy cannot be guaranteed and they do not form part of any contract.



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Legal costs

Each party to be responsible for payment of their own costs.

EPC

An Energy Performance Certificate is available upon request.

Rates

We understand that the premises are assessed as follows.

Rateable Value	£30,000
Payable 2020/21	£nil

Interested parties are advised to verify with the Local Authority.

Contact

For further information or a **strictly confidential** viewing contact:

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