



## E CLASS UNIT TO LET

### TO LET

New effectively full repairing and insuring lease for a term to be agreed, subject to 5 yearly upwards only rent reviews.

### SERVICE CHARGE

On application.

### INSURANCE

On application.

### RENT

On application.

### EPC

EPC - C. Available on request.

### FLOOR AREAS SQ FT / SQ M

Ground: 1,714 sq ft / 159.25 sq m

First: 727 sq ft / 67.53 sq m

### RATEABLE VALUE

£45,000 (2023 assessment)

### SUBJECT TO CONTRACT

### SUBJECT TO VACANT POSSESSION

IMPORTANT NOTICE Jackson Criss, their clients and any joint agents give notice that 1 They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise They assume no responsibility for any statement that may be made in these particulars These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact 2 Any areas, measurements or distances are approximate The text, photographs and plans are for guidance only and are not necessarily comprehensive It should not be assumed that the property has all necessary planning, building regulation or other consents and Jackson Criss have not tested any services, equipment or facilities Purchasers must satisfy themselves by inspection or otherwise.



## UNIT 1-2 BUTTERMARKET, IPSWICH

- Available as whole / potential to be split.

[www.buttermarketipswich.com](http://www.buttermarketipswich.com)

# JACKSON CRISS

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The dramatic £35 million redevelopment of The Buttermarket Centre in Ipswich includes:

- 235,000 sq ft of retail / leisure space
  - Two core trading levels
  - Integrated 420 space car park
- Retail tenants including New Look, T K Maxx and SportsDirect
  - 12-screen Omniplex Cinema
    - 20,000 sq ft Pure Gym
  - Superbowl Family Entertainment Centre



Holland & Barrett

**SPORTS  
DIRECT.COM**

Grape Tree  
Feel Good Foods



PREZZO

wagamama



NEW  
LOOK

**T.K.maxx**

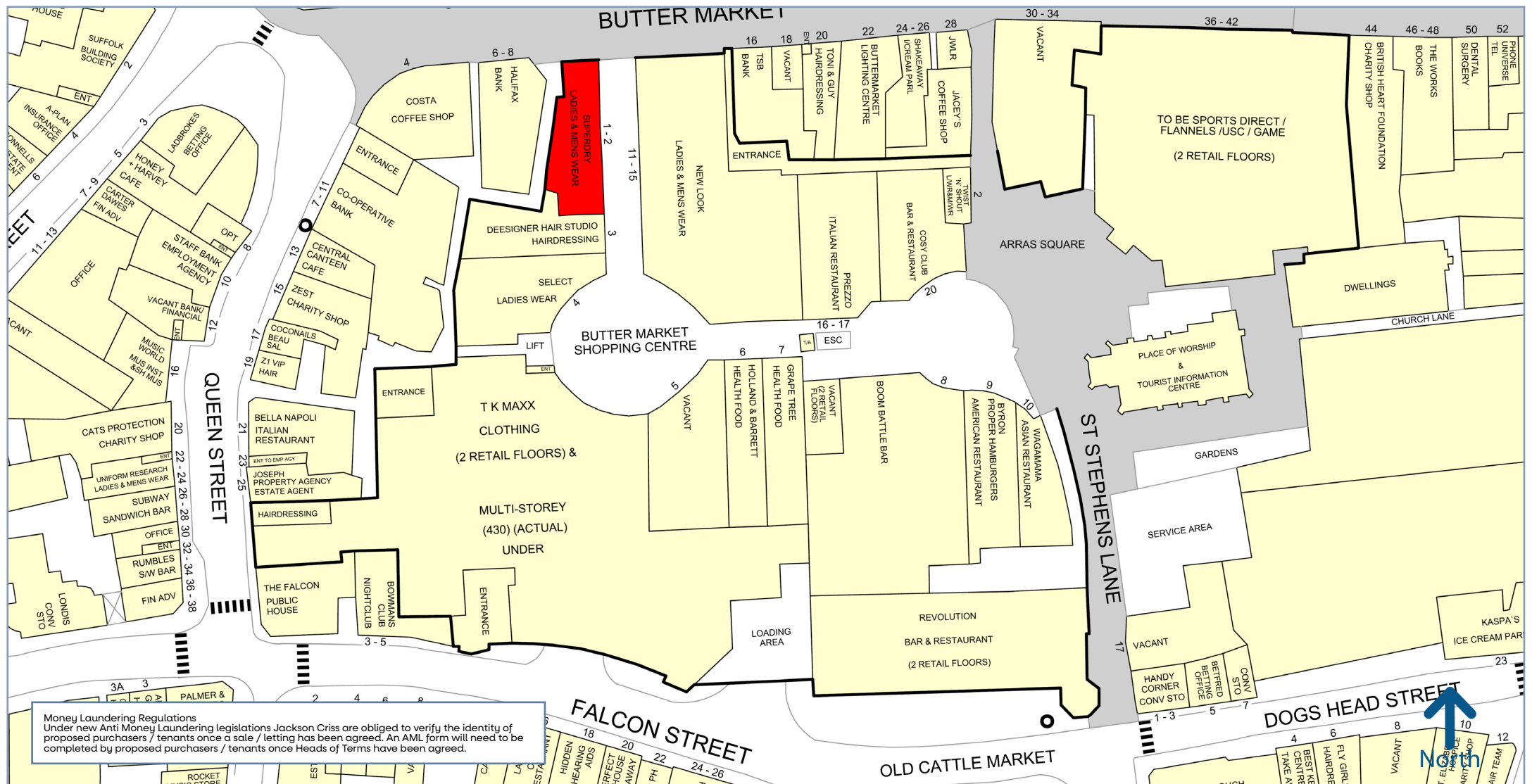
Superbowl UK

**OMNIPLEX**  
CINEMAS



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## VIEWING

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