

IPSWICH - UNIT 3.5 BUTTERMARKE

SUBJECT TO VACANT POSSESSION

FULLY FITTED RESTURANT TO LET



- F&B uses with possibility for outside seating
- Adjacent to Wagamama and Boom Battle Bar
- Full extraction in place
- Major scheme anchors include a 12 screen omniplex cinema, Superbowl and Pure Gym

JACKSON
CRISS

www.buttermarketipswich.com

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DESCRIPTION

The Buttermarket Centre sits at the very heart of Ipswich—just a short stroll from top-tier shopping streets, cultural landmarks, and transport hubs.

This prime positioning makes the Buttermarket Centre the central destination in Ipswich—offering unmatched convenience, visibility, and accessibility for visitors and tenants alike.

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 and TK Maxx
- 12-screen Omniplex Cinema
- 20,000 sq ft Pure Gym
- Superbowl Family Entertainment Centre, recently refitted

LOCATION

Unit 3.5 is located at the entrance to Buttermarket. Nearby occupiers include Wagamama, Boom Battle Bar, Prezzo and Revolution Bar and in close proximity to Sports Direct.

TERMS

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

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FLOOR AREA

Floor	Size (Sq Ft)	Size (Sq M)
Ground Floor	3,561 sq ft	330.83 sq m

RENTAL

Available on request

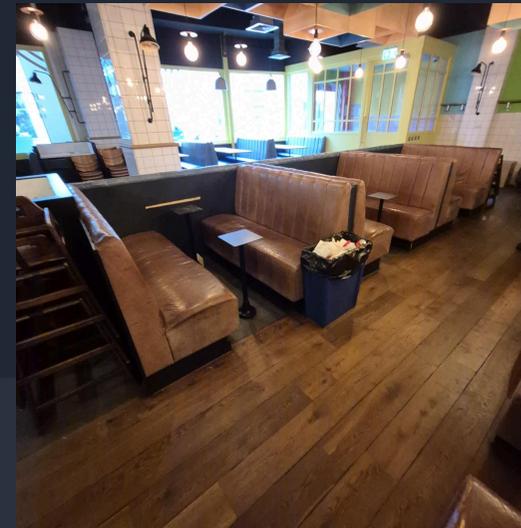
Full extraction is in place

SERVICE CHARGE

Available on request

RATEABLE VALUE

£69,000 (2023 Valuation)



AML

Under new Anti Money Laundering legislations Jackson Criss are obliged to verify the identity of proposed purchasers / tenants once a sale / letting has been agreed.

An AML form will need to be completed by proposed purchasers / tenants once Heads of Terms have been agreed.

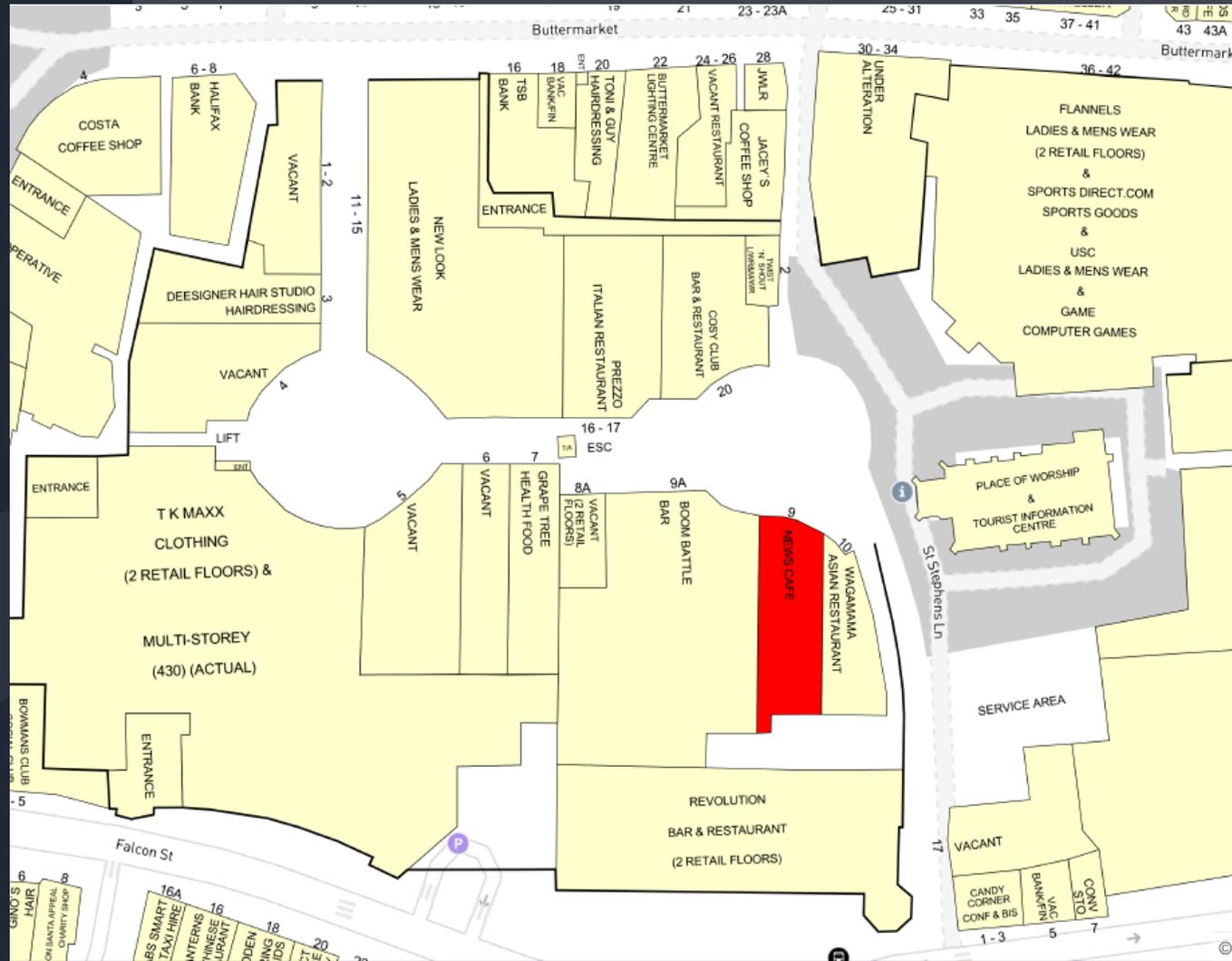
VIEWING

For an appointment to view, please contact:

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Subject to Contract



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