



UNIT 31 QUEENS STREET 46 BUTTERMARKE SHOPPING CENTRE , IPSWICH

- Fully fitted Hairdressers

www.buttermarketipswich.com

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.

INSURANCE

On application.

EPC

EPC - C. Available on request.

RENT

£15,000 pa

RATEABLE VALUE

£12,750 (2023 assessment)

FLOOR AREAS SQ FT / SQ M

Ground: 1,016 sq ft / 94.4 sq m

SUBJECT TO CONTRACT

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.



JACKSON CRISS

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Location

Ipswich is the administrative and county town of Suffolk, with a resident population of 130,000 and a retail catchment population of approximately 350,000.

The town lies on the River Orwell, approximately 70 miles north east of central London, 55 miles south east of Cambridge, 43 miles south of Norwich, 27 miles south of Bury St Edmunds and 18 miles north east of Colchester.

Situation

The premises are situated in Queen Street, a busy trading location, close to the main thoroughfares of Buttermarket, Westgate Street and Tavern Street, with a number of national retailers, cafes and restaurants nearby.

St Nicholas Street car park is close by, along with the Buttermarket Shopping Centre.

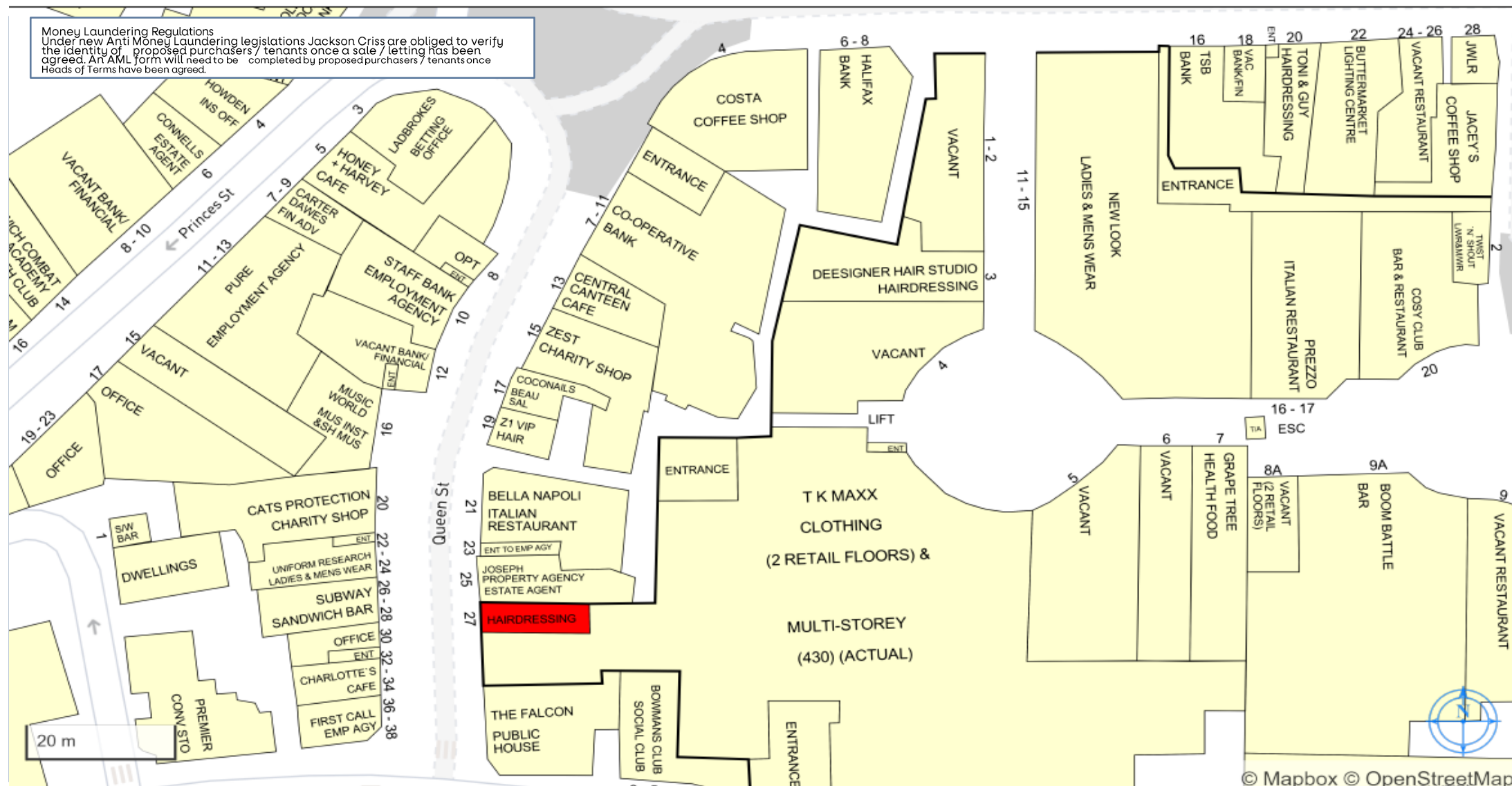
All the town's main amenities are within easy walking distance.



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Money Laundering Regulations
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

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