



FULLY FITTED RESTAURANT 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.

RENT

On application.

FLOOR AREAS SQ FT SQ M

Ground: 1,375 sq ft / 128 sq m
Width: 23 ft / 7 m
Depth: 62 ft 8 in / 19.14 m

Full extraction is in place.

SERVICE CHARGE

On application.

INSURANCE

On application.

EPC

Energy Rating - C.
Copy available on request.

RATEABLE VALUE
£24,750 (2023 assessment)

SUBJECT TO VACANT POSSESSION

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.



UNIT A3.9 BUTTERMARKEt, IPSWICH

- Fully fitted restaurant to let

www.buttermarketipswich.com

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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



NEW OPPORTUNITY

A fully fitted restaurant unit is now available to let.

This is a great opportunity to walk into a fitted unit that is ready to trade with limited fit out costs required.

The scheme boasts an array of different tenants that brings in a large mix of customers and adds to footfall and trading hours.

Join the line up!!

VIEWING

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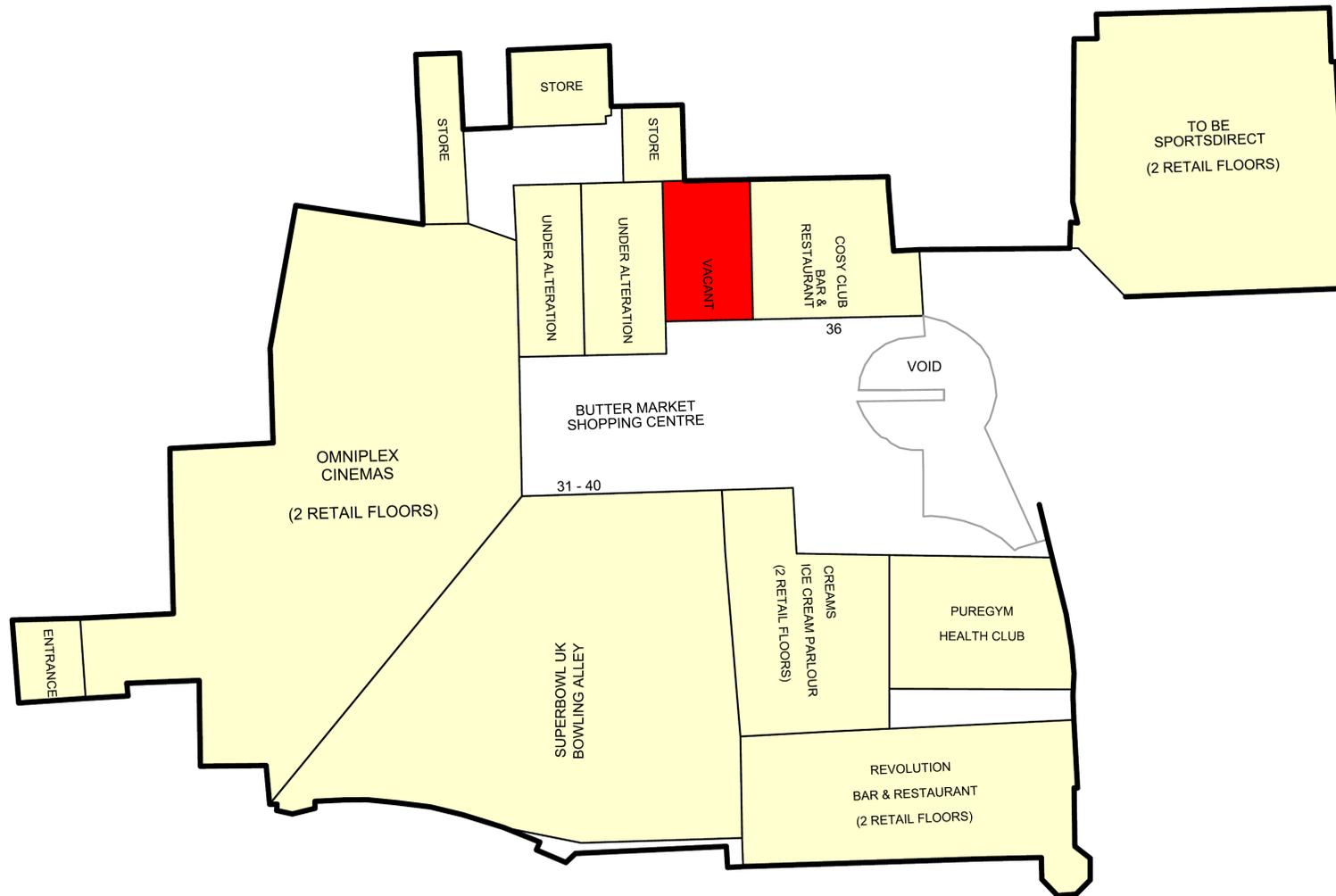
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UNIT A3.9 BUTTERMARKEt, IPSWICH

FULLY FITTED RESTAURANT
UNIT TO LET



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.