

A rare opportunity to acquire a two storey, commercial property in a popular position in the town centre, close to car parks and the pedestrianised town centre.

To Let
£11,000 PAX
Guide Price
£165,000 Freehold
Ref: B242/RB

8 Upper Brook Street
Ipswich
IP4 1EE



Ground floor - modern, fully glazed frontage. Rear consulting room, kitchen & single wc. First floor - offices/storage.

The property is available either to let (on a new lease, on terms to be agreed, Available from 1st July) or for sale, freehold.

Contact Us



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Location

Situated in a prominent position on the eastern side of Upper Brook Street, close to the junction with Tavern Street. Nearby retailers include Café Nero, Rush Hair, Costa Coffee and Coral. In addition, a Tesco convenience store is close by in Tavern Street and an Easy Hotel with 84 letting rooms, is close by in Northgate Street.

Description

8 Upper Brook Street comprises a terraced shop and office premises arranged on ground and first floors. The is well fitted and would suit for both retail or office/professional consultancy users. The ground floor has a modern, fully glazed frontage and two heaters provided. To the rear there is a consulting room, small kitchenette and separate wc. The first floor is approached by a timber staircase and provides an open plan administration/office.

The Accommodation

Gross Frontage	3.7m
Ground Floor Sales	268 sq. ft
Rear Office	60 sq. ft
First Floor Storage/Office	246 sq. ft

Services

The property is served by mains water, mains electricity and mains drainage. There is no gas provided.

Planning

The property has planning permission for Class E - Commercial Retail Business and Services but may be suitable for other uses subject to planning. Contact Ipswich Borough Council for further Information.

VAT

No VAT is payable

Business Rates

Shop and premises Rateable Value £7,800. Small Business Rate Relief may apply for certain occupiers—please contact Ipswich Borough Council for further information.

Local Authority

Ipswich Borough Council

Terms

The property is being offered to rent at a guide rental of £11,000 pax and a new lease is proposed for a term to be agreed on full repairing and insuring terms (No service charge). The freehold is also available—offers in the region of £165,000.

Legal Costs

Each party to be responsible for their own legal costs incurred in any transaction. A legal fee deposit may be required for any letting.

Viewing

Strictly by prior appointment with the agent.

EPC

C(64)



NOTES

1. Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included. No guarantee can be given that any planning permission or listed building consent or building regulations have been applied for or approved. The agents have not been made aware of any covenants or restrictions that may impact the property, unless stated otherwise. Any site plans used in the particulars are indicative only and buyers should rely on the Land Registry/transfer plan.

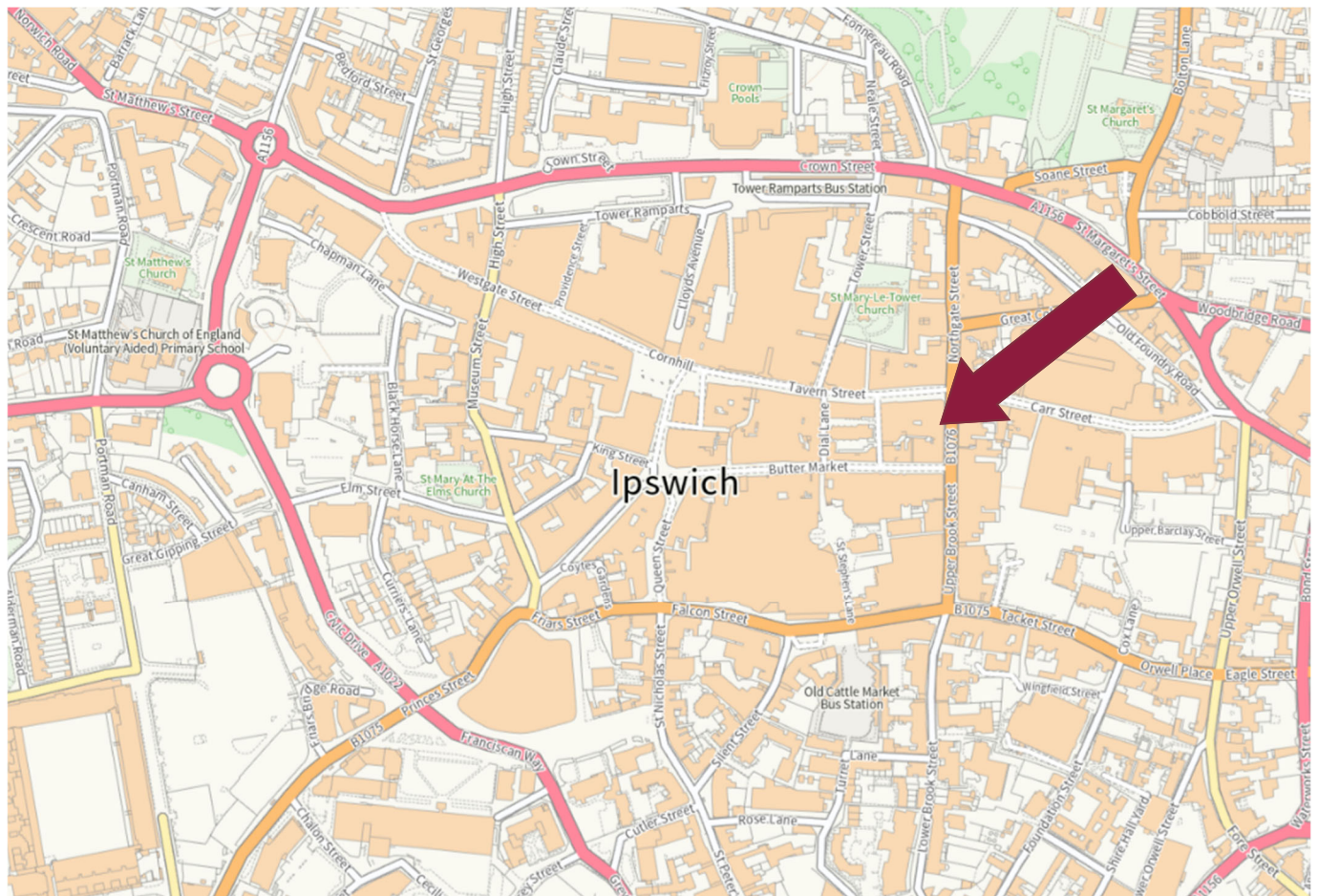
2. The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 require all Estate Agents to obtain sellers' and buyers' identity.

February 2025

Directions

From Ipswich Town Centre at the Cornhill, proceed easterly on Tavern Street before turning right onto Upper Brook Street, where the property will be found after a short distance on the right hand side.

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