

*A high quality ground floor retail unit with first floor offices, in a prominent position close to car parks and the pedestrianised town centre.*

TO LET

£20,000 PAX + VAT

Ref: COM

11 Upper Brook Street  
Ipswich  
IP4 1EG



A terraced shop on two storeys extending in all to 1,676 sq ft (155.72 sqm). Ground floor with fully glazed frontage, reception areas, 4 consulting rooms and repair room. First floor with two offices, consulting room, storage cupboards, WCs and modern kitchen. The shop has suspended ceilings and is air conditioned to part.

Available on a new lease on terms to be agreed

#### 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 Tui. In addition, the new Tesco convenience store is close by in Tavern Street and the Easy Hotel with 84 letting rooms, is close by in Northgate Street.

## Description

11 Upper Brook Street comprises a terraced retail and office premises arranged over two storeys. The property has been trading for many years as an audiologist and is extremely well fitted out for that purpose, but would suit other professional consultancy users. The ground floor has fully glazed frontage and is divided into a reception area, 4 consulting rooms and a repair room. The first floor is approached by a wide staircase with mid landing and has a large administration/office to the front with storage, a further consulting room, an accounts office, storage cupboards, WCs and modern kitchen. The shop has suspended ceilings and is air conditioned in part.

## The Accommodation

The Accommodation extends to around 155.72 sqm (1,676 sq ft) as follows:

Gross Frontage	6.65 m	
<b>Ground Floor Sales Area (Partitioned)</b>		
With disabled WC	80.46 sqm	866 sq ft
ITZA	50.64 sqm	545 sq ft
<b>First Floor Sales (Partitioned)</b>		
Admin offices, WCs (Male & Female) & Staff Kitchen	75.26 sqm	810 sq ft
<b>TOTAL (NIA)</b>	<b>155.72 sqm</b>	<b>1,676 sq ft</b>

## Services

The property is served by all mains services.

## Planning

The property has planning permission for use in Class E - Commercial Business and Service but may be suitable for other uses subject to planning. Contact Ipswich Borough Council for further information.

## VAT

VAT is payable on the rent.

## Business Rates

The property is assessed as Shop & Premises with the current Rateable Value being £22,000.

## Local Authority

Ipswich Borough Council; Grafton House, 15-17 Russell Road, Ipswich IP1 2DE; Tel: 01473 432000

## Terms

The asking rent of £20,000 per annum is exclusive of VAT and rates (if payable), subject to contract. A new lease is proposed for a term to be agreed on full repairing and insuring terms. (No service charge.)

## Legal Costs

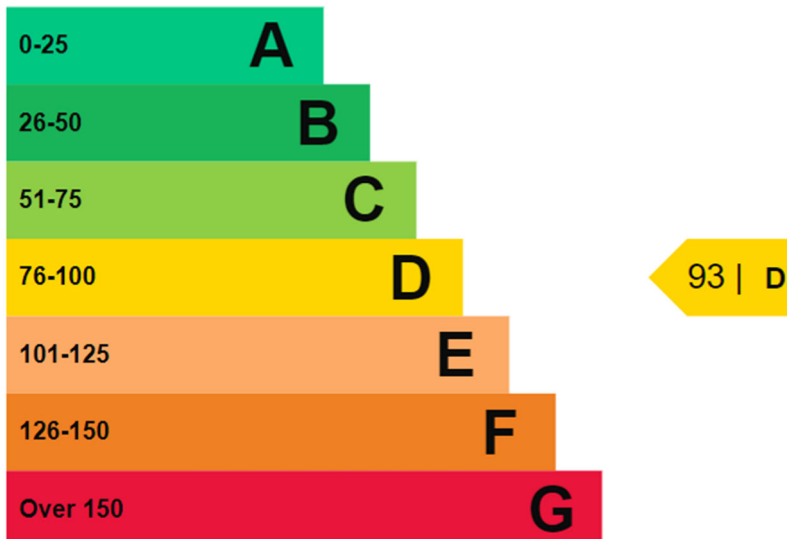
Each party to be responsible for their own legal costs incurred in any transaction.

## Viewing

Strictly by prior appointment with the agent.

## EPC

Rating = D (93)

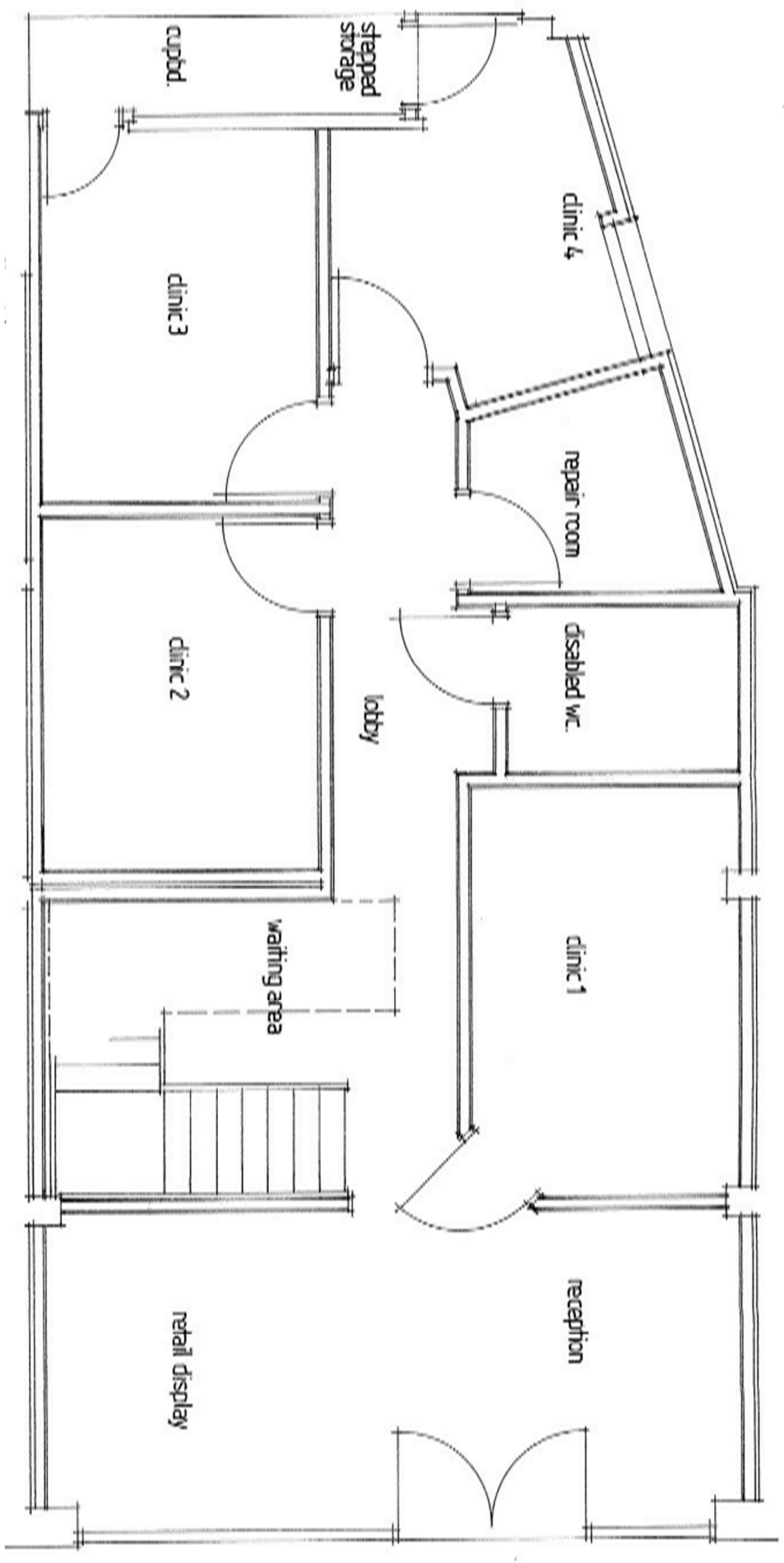


Ground Floor Reception & Waiting Area



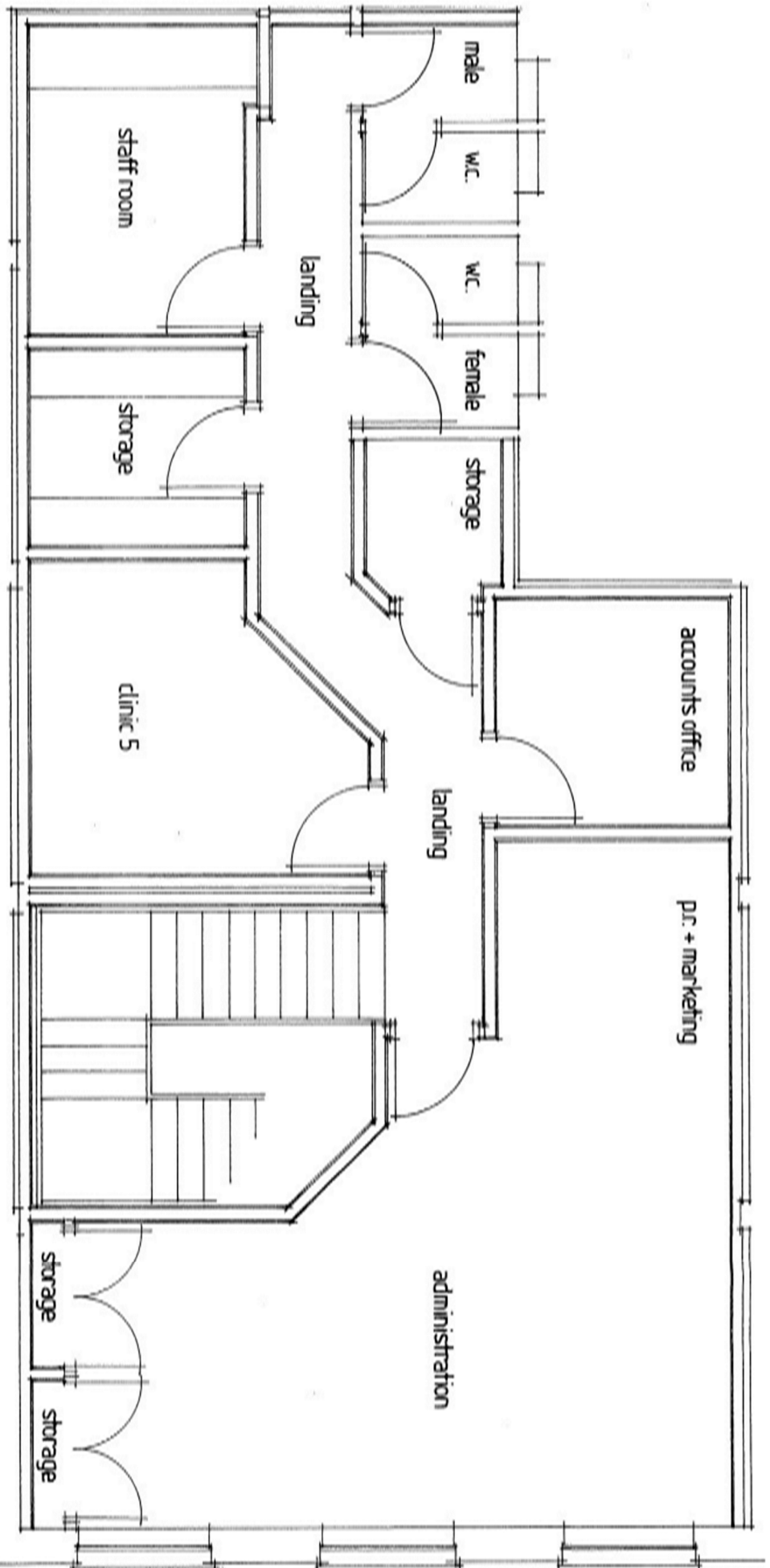


GROUND FLOOR - INDICATIVE ONLY



UPPER BROOK STREET

FIRST FLOOR—INDICATIVE ONLY



Ground Floor Staircase



Ground Floor Clinic 2



Ground Floor Clinic 4





### First Floor Admin



### First Floor Kitchen



#### NOTES

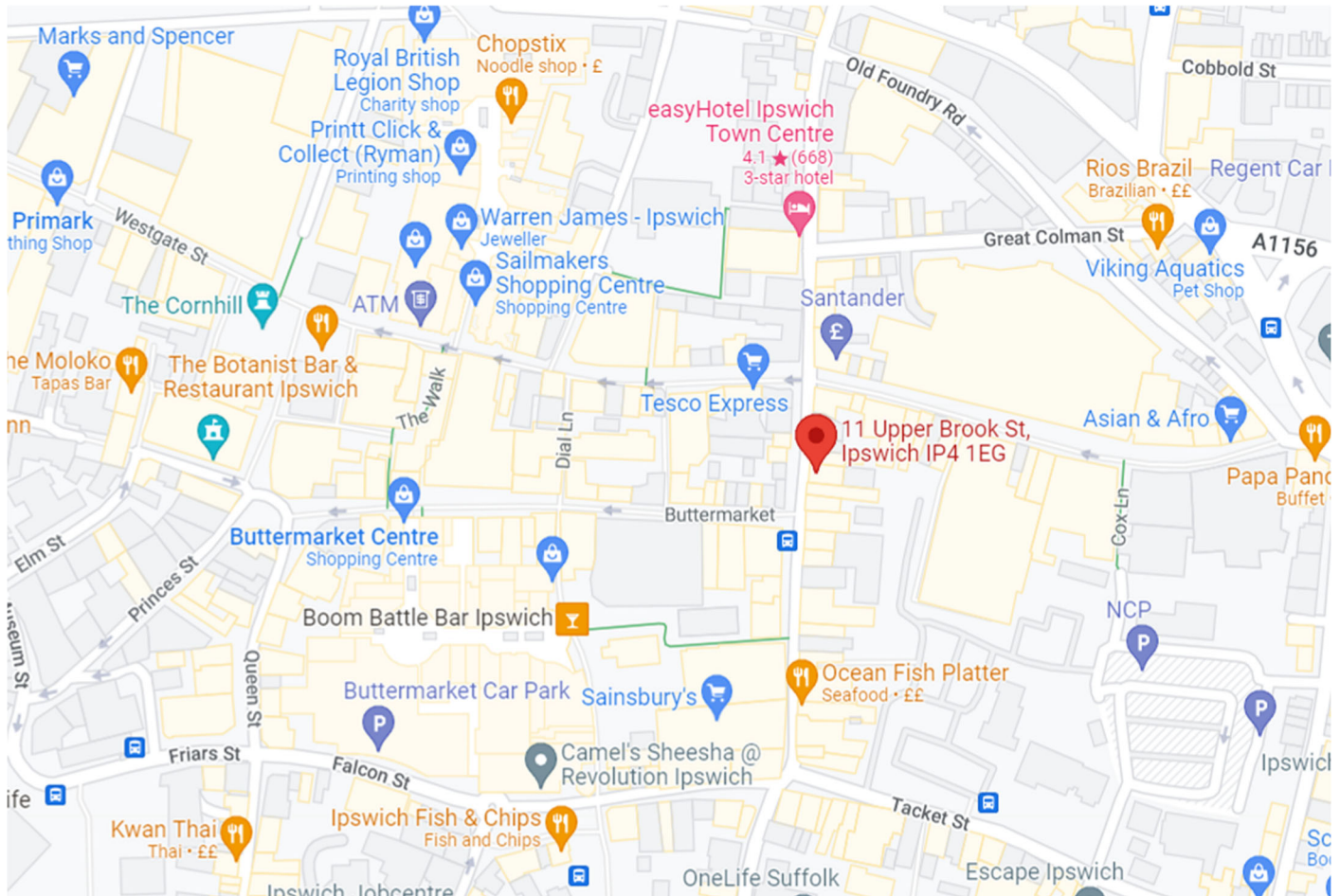
1. Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars 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.

*March 2023*

## Directions

For those using the What3Words app: [///lately.hosts.prefer](http://lately.hosts.prefer).



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