



SITUATION

Located in the Town Centre opposite a shoppers car park and only a short distance from the **Buttermarket Shopping Centre** being close to a **Zizzi** and a variety of established traders as well as several office buildings.

Ipswich is the County town of Suffolk and an important administrative commercial centre which lies on the A12 and A14 trunk roads some 75 miles north-east of London.

PROPERTY

A terraced building comprising a **Ground Floor Shop** with internal access to **Ancillary Accommodation** above. In addition there is **Land** at the rear (**See Note**).

ACCOMMODATION

Ground Floor Shop

Gross Frontage	20'0"
Internal Width	19'7" narrowing to 7'4" at rear
Shop Depth	19'2"
Built Depth	32'9"

First Floor Ancillary

Staff/Store Area	Approx 220 sq ft
WC	

£7,500 per annum

The Surveyors dealing with this property are **JONATHAN ROSS** and **NICHOLAS BORD**

VAT is NOT payable in respect of this Lot

FREEHOLD

TENANCY

The entire property (excluding the rear land) is let on a full repairing and insuring lease to **Martyn Baker (trading as a blinds & curtain retailer)** for a term of 5 years from 29th September 2012 at a current rent of **£7,500 per annum** exclusive.

Rent Review and Tenant's Break September 2015

Note: There is land at the rear which is used without the Freeholder's consent by the adjoining restaurant as an outside seating area and is included as a separate Freehold Title with this Lot – Please refer to Legal Pack for Title Plan.

VENDOR'S SOLICITORS

Jackaman Smith and Mulley - Tel: 01379 643 555
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FOR LEGAL DOCUMENTS, PLEASE REFER TO PAGE 4 OF THIS CATALOGUE
The successful Buyer will be liable to pay the Auctioneers an administration fee of £350 (including VAT) upon exchange of contracts