

# 1 Civic Drive, Ipswich, IPI 2AR



- Busy location close to Tesco Express and Wolsey Theatre
- Double fronted premises suitable for retail or DI (Non-residential Institutions)
- New lease available

Rental Offers Around  
**£15,000 PAX**

**SUBJECT TO CONTRACT**

## Non-Residential Education / Training Centre / Medical or Health Premises

Main Reception & Waiting Area  
Partitioned Offices and Clinic Rooms

### Summary of Accommodation (Net Internal Areas)

	Total Area
Ground Floor	101.0 sqm (1,087 sq ft)
1st Floor	28.0 sqm (302 sq ft)
2nd Floor	30.5 sqm (329 sq ft)
<b>TOTAL</b>	<b>159.5 sqm (1,718 sq ft)</b>

**LOCATION:** 1 Civic Drive is at the roundabout junction with St Matthews Street on the main ring road of Ipswich Town Centre in close proximity to ample public car parking. Other nearby occupiers include Tesco Express and The Wolsey Theatre and shortly Spoon World Buffet in the adjoining property.

**DESCRIPTION:** Formerly a Public House, most recently used as charity/medical/office/consulting rooms with cellular partitioned clinical and meeting rooms. In addition there is a client kitchen, shower, ladies and gents WCs and a DDA WC. Two upper floors provide further portioned office spaces.

**ACCOMMODATION:**

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<b>TOTAL</b>	<b>159.5 sqm (1,718 sq ft)</b>

**TERMS:** Available To Let on a new effectively full repairing and insuring lease at a rent of £15,000 per annum exclusive of rates. The Landlord will be responsible for the structure and repairs are recoverable by service charge. Further details upon application. Two car parking spaces may be available nearby at an additional £850 per annum per space.

**LEGAL COSTS:** A legal costs deposit of £750 will be required, returnable on completion of the lease.

**RATEABLE VALUE:** The property is currently assessed as Rehabilitation Clinic and Premises, Rateable Value £21,500 for all floors.

**PLANNING:** Potential occupiers should enquire if their use is likely to be acceptable by contacting Ipswich Borough Council on 01473 432913 or by email: [development.management@ipswich.gov.uk](mailto:development.management@ipswich.gov.uk)

**VIEWING:** Strictly by prior appointment through Beane Wass & Box on Tel: 01473 212656 or E-mail: [enquiries@bw-b.co.uk](mailto:enquiries@bw-b.co.uk)

**CONTACT:** Julian Haywood Smith or Richard Bertram

