

330 Nacton Road, Ipswich IP3 9NA



- On instructions from BetFred
- Owing to relocation
- Fully fitted former betting shop with Class A2 Use and one bedroom flat above
- Lease for Assignment / Sub-letting

RENT
£15,047 PAX
SUBJECT TO CONTRACT

To Let
Prominent Ground Floor
Lock-up Shop
with 1 Bedroom Flat above

Summary of Accommodation

Ground floor sales 847 sq ft (78.75 sqm)
Kitchen 20 sq ft (1.80 sqm)
Disabled W.C / Staff W.C

One Bedroom self contained flat with kitchen, shower / W.C and central heating

Rear garden / Storage potential

LOCATION: The property is situated in a prominent position on Nacton Road to the South East of Ipswich Town Centre, which is one of the main routes into the town. Other retailers represented in Nacton Road include Tesco, St Elizabeth Hospice, East of England Co-operative Funerals and chemists.

DESCRIPTION: The property comprises a well presented ground floor shop benefiting from a forecourt and substantial rear garden with possibility of vehicular access. It has a modern shop front and includes full suspended ceiling with recessed category 2 lighting, air conditioning and carpeting. In addition there is a full fire alarm system and a fixed advertising pole on the front forecourt. The property has a clear internal height of 2.4 metres and has previously been used as a betting shop.

ACCOMMODATION: Ground floor sales 847 sq ft (78.75 sqm)
 Kitchen 20 sq ft (1.80 sqm)
Total 867 sq ft (80.55 sqm)
 Disabled W.C / Staff W.C. Rear garden / Storage potential.
 One Bedroom self contained flat: Kitchen, shower, W.C, central heating.

TERMS: The property is held on a 15 year Full Repairing and Insuring Lease expiring 27th February 2027 at a current rental of £15,047 pax. The lease is subject to a further review with effect from 25th March 2021. Offers invited for the benefit of the leasehold interest.

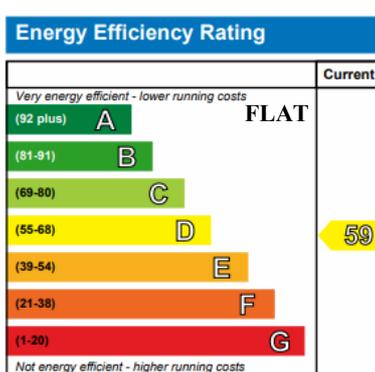
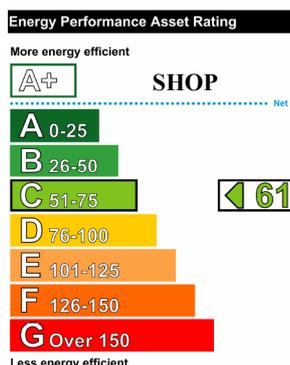
BUSINESS RATES: The property is currently assessed as Shop & Premises, Rateable Value £5,400.
Qualifying occupiers may be eligible for small business rates relief which can reduce rates payable by up to 100% for certain properties with low rateable values. Further information available from Ipswich Borough Council.

COUNCIL TAX: The flat is assessed within Council Tax Band A.

PLANNING: The property has permission within Class A2 Financial and Professional Services and is therefore suitable for Estate Agents, Employment Agencies, Banks and Building Societies. The property would also be suitable for Class A1 Retail Use.

LEGAL COSTS: Each party is responsible for their own.

VIEWING: Strictly by prior appointment through Joint Agents:
Beane Wass & Box: (01473) 210552 enquiries@bw-b.co.uk
 Contact: Richard Bertram or Julian Haywood Smith
Barker Proudlove: (0161) 6312852 andrew@barkerproudlove.co.uk
 Contact: Andrew McGuinness



PREPARED
 JULY 2018

Note: These particulars are intended only as a guide to prospective purchasers or lessees to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way or for any purpose whatever and accordingly neither their accuracy nor the continued availability of the property is in any guaranteed and they are furnished on the express understanding that neither the agents nor the vendors or landlord are to be or become under any liability or claim in respect of their content. Digital images have been used and some adjustments may have been made. In the event of the agents or the vendor or landlord supplying any further information or expressing any opinion to a prospective purchaser or lessee, whether verbal or in writing such information or expression of opinion must be treated as given on the same basis as these particulars.