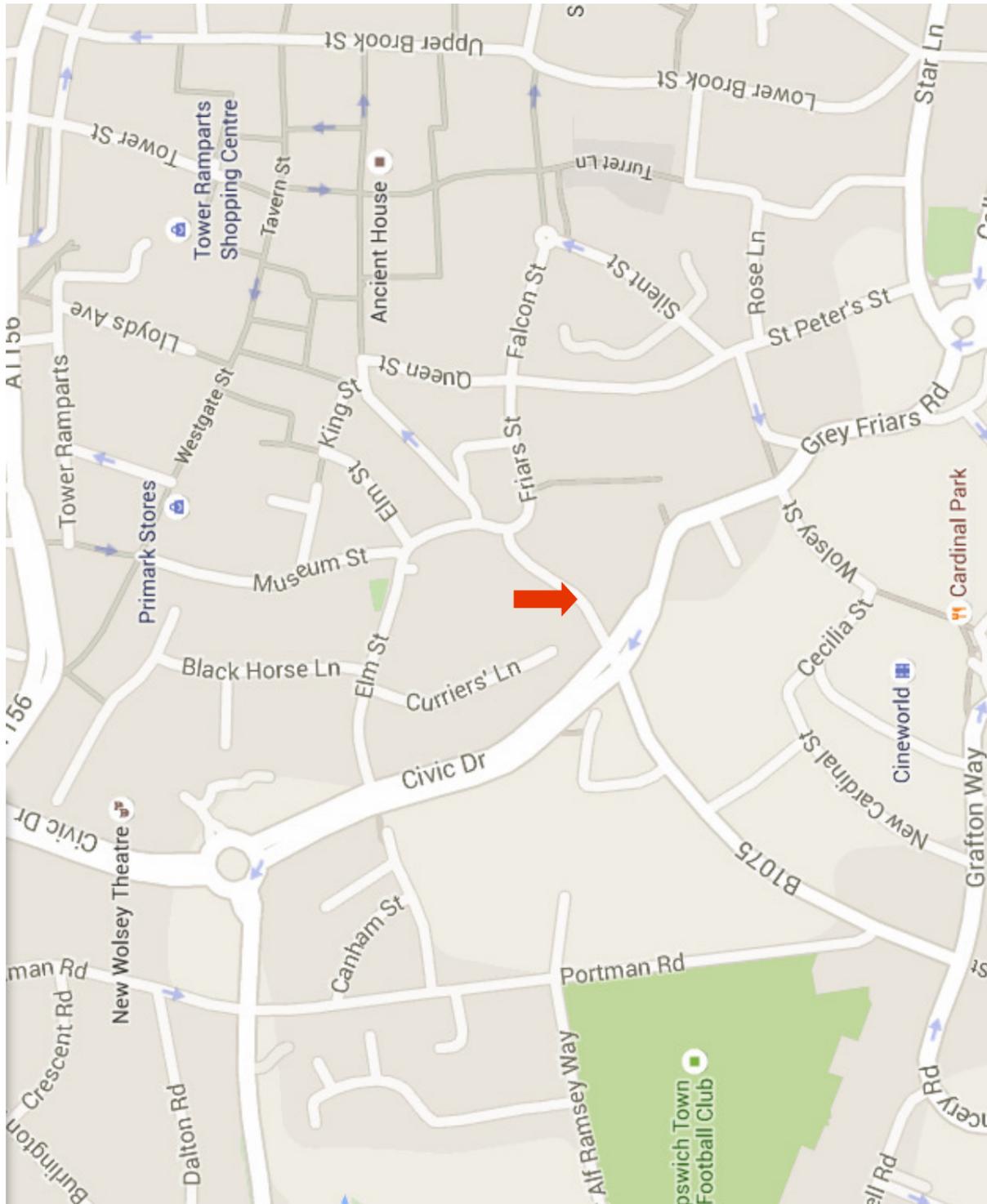


Unit 7 Friars Courtyard, 30-32 Princes Street, Ipswich IPI 1R1J



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- Gross investment income £13,260 until Aug 2019. Low Rateable Value
- Net income (after Landlord expenditure) £10,624 p.a
- High standard redecoration
- Broadband data and phone sockets distributed throughout
- Gas central heating

FOR SALE
Long Leasehold
Fully Let, Self Contained
Office Building

Summary of Accommodation

Ground floor office, LET	586 sq ft (54.4 sqm)
First floor office, LET	670 sq ft (62.2 sqm)
TOTAL	1,256 sq ft (116.6 sqm)

LONG LEASEHOLD FOR SALE
£165,000 + Vat

LOCATION: The property occupies a prominent location in the heart of the town's business district, opposite the Grade I Listed Willis Building. Other occupiers located nearby include Blue Arrow, Savills and Birketts Solicitors.

DESCRIPTION: The property comprises a fully let, self contained 2 storey office building of traditional brick construction. The building has carpeted floors and benefits from gas fired central heating, fire alarm, kitchen and W.C facilities and is in excellent decorative order.

ACCOMMODATION:

Ground floor office	586 sq ft (54.4 sqm) (Now let)
First floor office	670 sq ft (62.2 sqm)
Total	1,256 sq ft (116.6 sqm)

PLANNING: The whole property benefits from Class B1 Office Use. Further information is available from Ipswich Borough Council: 01473 432000

BUSINESS RATES: The whole property is assessed as Offices & Premises - RV £10,250 In the 2017 Revaluation List.

TERMS The property is held on a 199 year lease from 18th March 2014 at a ground rental of £150 p.a + Vat. 2 car parking spaces are held on a 25 year lease from 18th March 2014 at a total rental of £1,700 p.a + Vat.

The ground floor has been let to Agentis Construction until 12th October 2019 at a rent of 7,260 p.a inclusive of insurance, rent and 2 car parking spaces.

The first floor has been let to Ultima Business Support Ltd until 14th August 2019 at a rent of £6,000 inclusive of insurance, rates and service charge.

SERVICE CHARGE For the year ending December 2017 a service charge of £627 p.a was payable for car park maintenance.

INSURANCE: For the year ending December 2017 the insurance premium was £158.27.

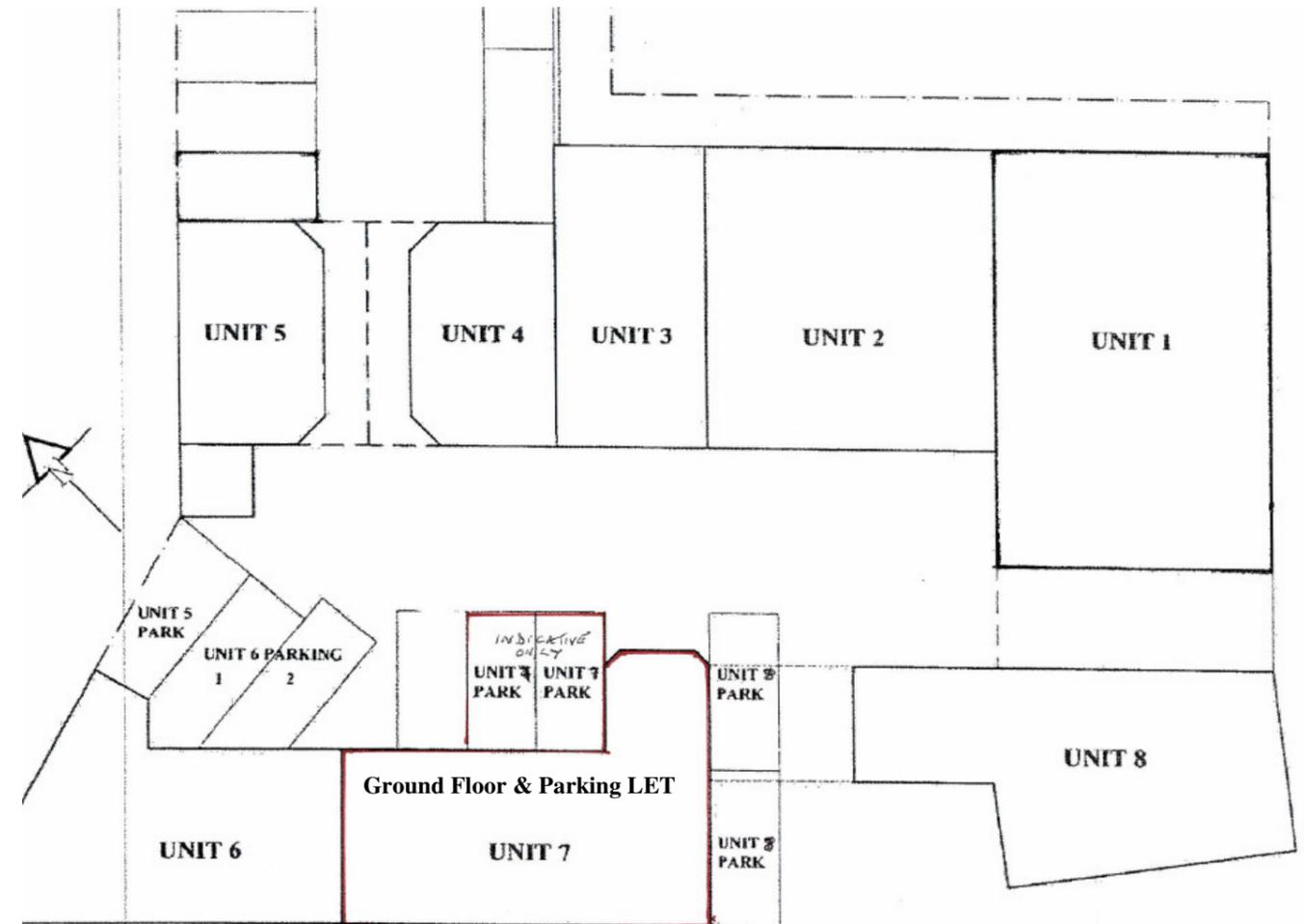
LEGAL COSTS: Each party to be responsible for their own legal costs involved in the transaction.

EPC Band C68

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

CONTACT: Richard Bertram or Julian Haywood Smith

SUBJECT TO CONTRACT



Energy Performance Asset Rating

More energy efficient

A+

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

◀ 68 This is how energy efficient the building is.

..... Net zero CO₂ emissions

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.

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