

## TO LET: Unit 2 – Retail/Office Unit **Class E** in a Prominent Period Hotel



### **Unit 2 Great White Horse Hotel, Tavern Street, Ipswich, Suffolk IP1 3AG**

**Total Area: Approx. 432 sq m (4,650 sq ft)**

- **Prominent town centre retail building, Class E consent**
- **Separate Class E unit – available immediately**
- **Would suit a variety of uses i.e. retail, office, restaurant/bar, s.t.p.p.**
- **High-profile location in a desirable shopping and leisure thoroughfare, close to public car parks**

**To let on new lease terms: £55,000 per annum exclusive.**



## Location

Ipswich is the administrative and county town of Suffolk with a resident population of 130,000 and a retail catchment population of approximately 300,000. The town lies on the River Orwell, approximately 70 miles north east of central London, 55 miles south east of Cambridge, 43 miles south of Norwich, and 18 miles north east of Colchester. Major roads in the area include the A12, which provides dual carriageway access to the A14, providing a principal link from the Port of Felixstowe (9 miles to the south east) to the East Midlands.

## Situation

The property is situated on Tavern Street, Ipswich's main retail throughfare, offering prominent frontage to Tavern Street and return frontage to Northgate Street.

It is located within a short walking distance of the adjoining shopping thoroughfares of Westgate Street and Carr Street, and there are public car parks close by and also the Waterfront.

Other high-quality premises in the area include Tesco Express, Costa, O2, TUI, LUSH and Yorkshire Bank, amongst others.

## Description

The building is Grade II\* Listed, and it offers four flexible Class E retail units.

The property formerly operated as the Great White Horse Hotel, The Tavern Street frontage provides for two independent retail shops, formerly occupied by Cotswold and Starbucks.

Access to the upper parts and the rear of the property can be obtained off Northgate Street.

## Planning

The property currently has consent for Class E retail use.

Planning permission has been obtained to increase the size of the Starbucks unit. Planning permission has been obtained to convert the upper parts for use as a Business Centre, with six self-contained apartments. Planning has been applied for an additional retail unit fronting Northgate Street.

All interested parties should contact Ipswich Borough Council on 01473 433200.

## Business Rates

Business Rates to be assessed. All interested parties should contact Ipswich Borough Council on 01473 433851.

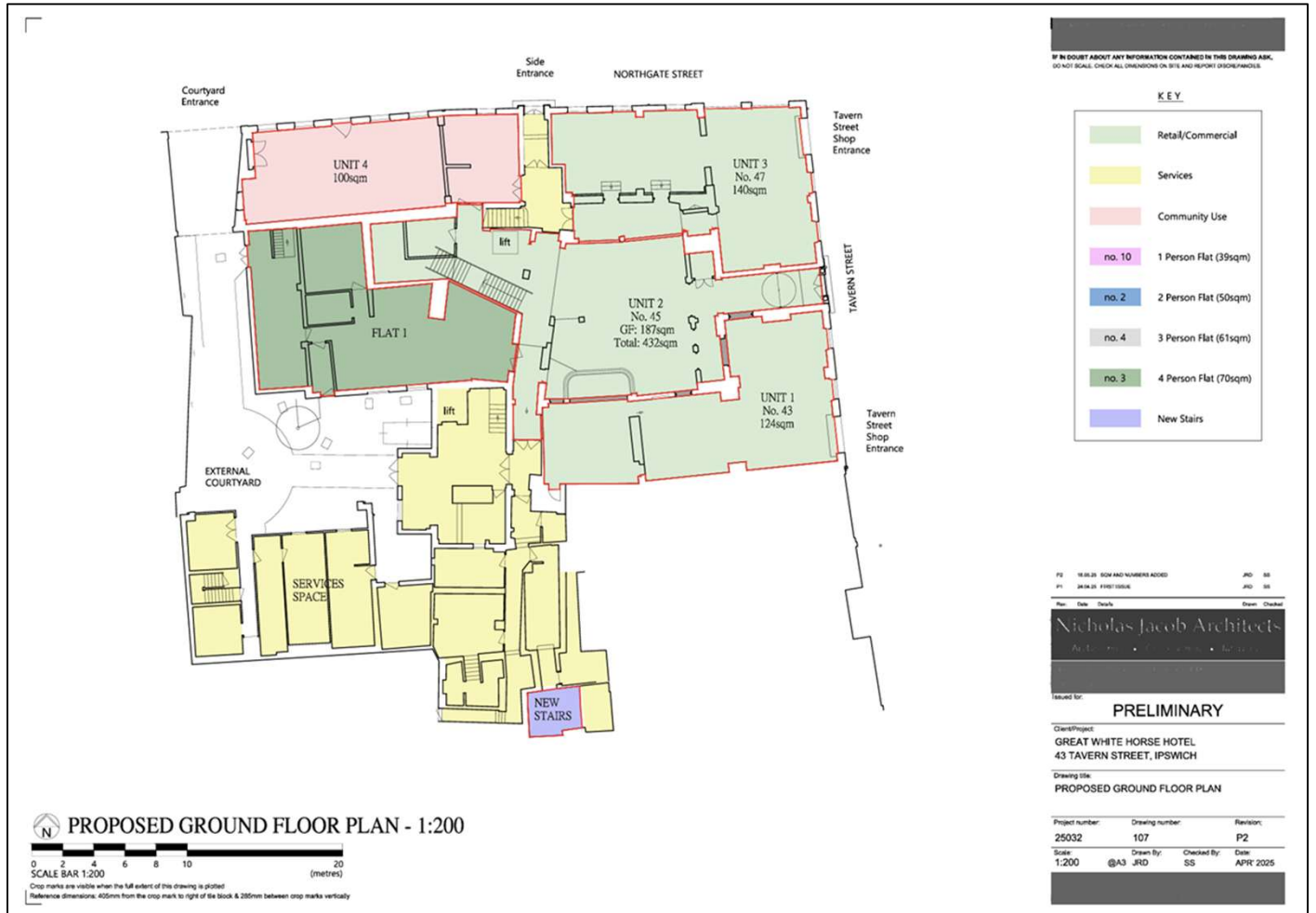
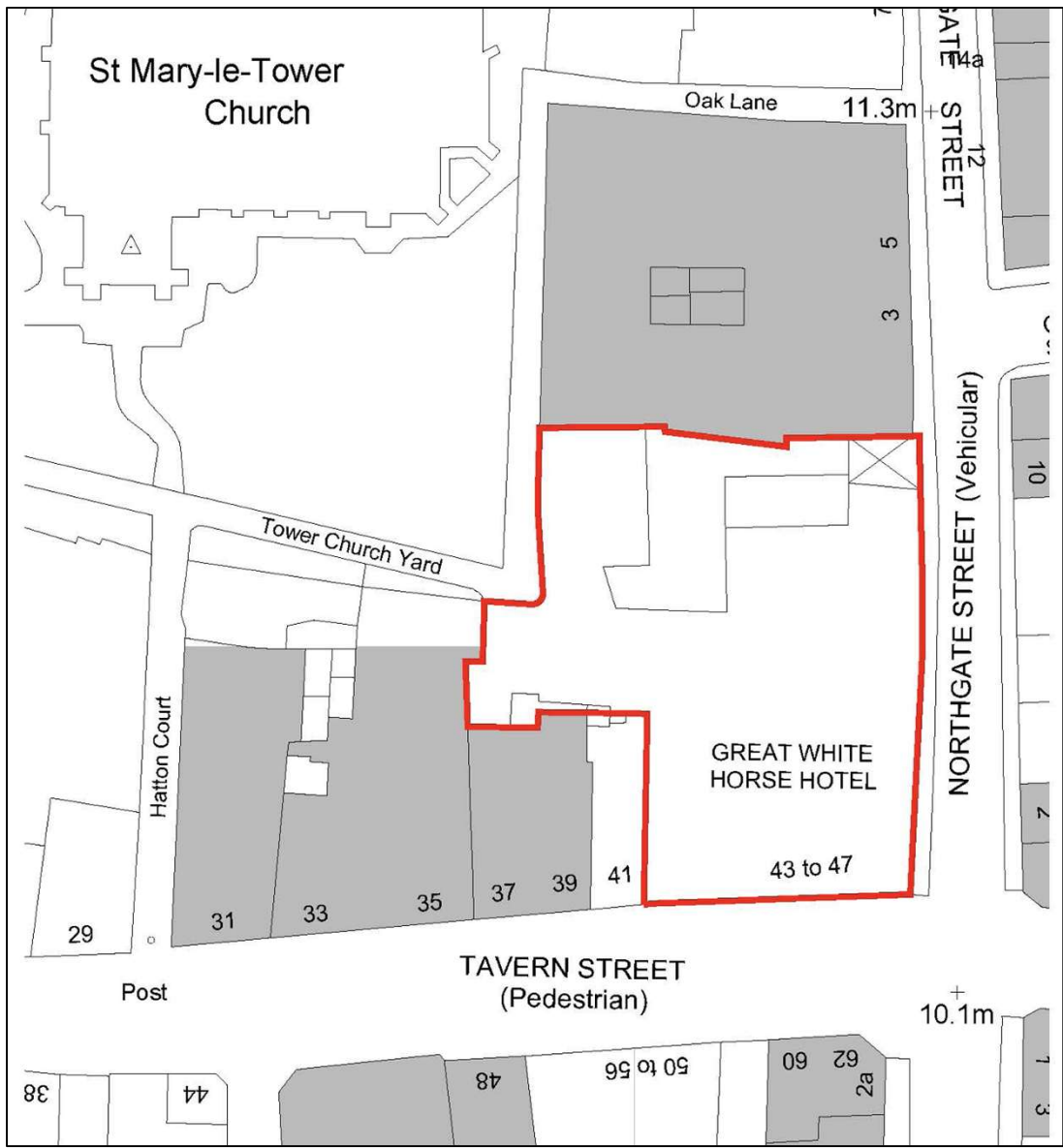
## Legal Costs

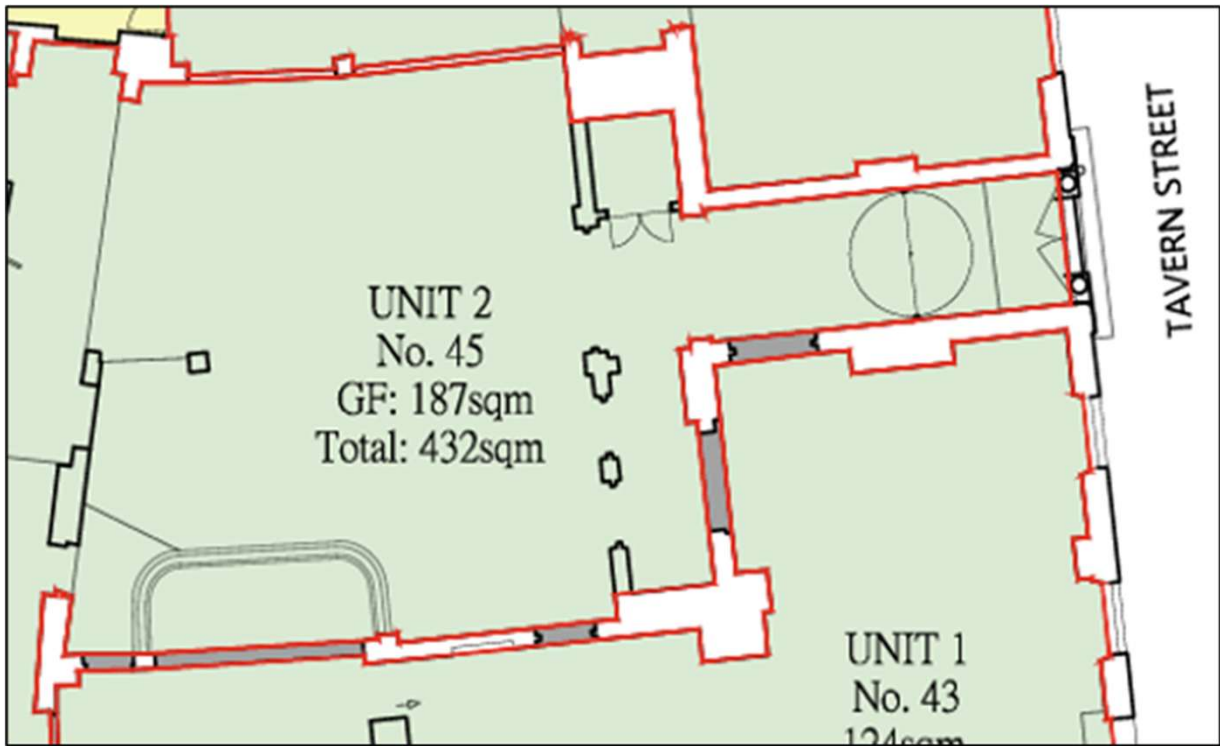
Each party to bear responsibility for their own legal costs incurred in this transaction.

## Accommodation (all areas are approximate)

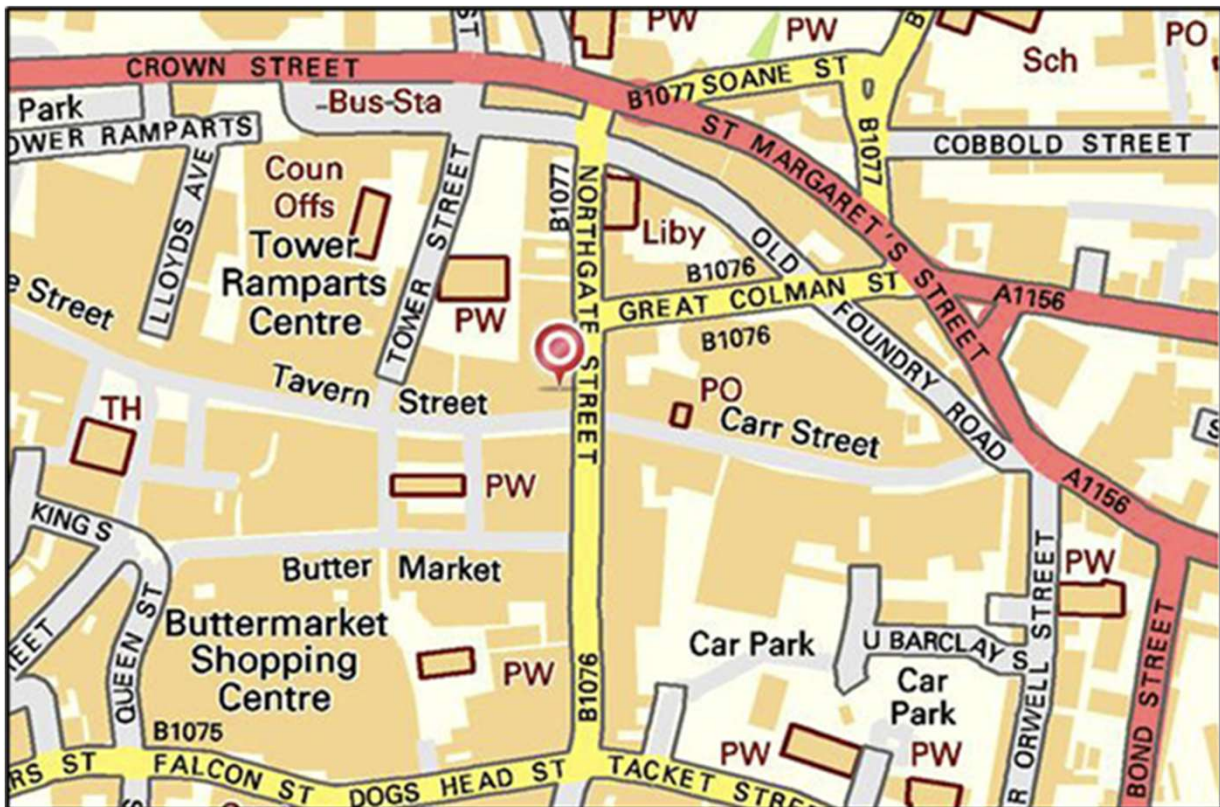
Area	Sq M	Sq Ft
Unit 1	124	1,335
Unit 2	432	4,650
Unit 3	140	1,507
Unit 4	100	1,076
<b>Total</b>	<b>796</b>	<b>8,568</b>

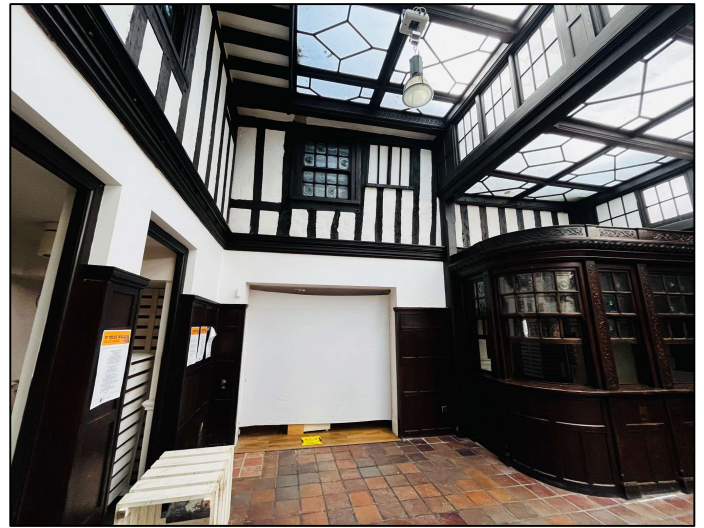






**Unit 2: 432 sq m (4,650 sq ft) / £55,000 per annum exclusive**





## Services & Service Charge

We understand that mains electricity and are connected to the property. NB: None of the services have been tested and it is the responsibility of the proposed tenant to satisfy themselves as to their operation / condition including IT and telecommunications links. Service Charge to be confirmed.

## Terms & Tenure

The premises are available to let, on new full Internal Repairing lease terms, for a term of years to be agreed,

**Unit 2: £55,000 per annum exclusive**

## Energy Performance Certificate

EPC to be commissioned.

## VAT

VAT is not applicable.

## Viewing

Strictly by prior appointment with the sole agents Penn Commercial on:



Suite C, Orwell House,  
The Strand, Wherstead,  
Ipswich IP2 8NJ

**01473 211933**

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