

SHOPPING CENTRE UNIT SHOP TO LET/ LEASE FOR SALE

**CONFIDENTIALLY
AVAILABLE
STAFF UNAWARE**

UNIT 4, TOWER RAMPARTS, IPSWICH, IP1 3BB

LOCATION

The property occupies a good secondary location within the Tower Ramparts Shopping Centre which fronts the prime pedestrianised retail pitch of Tavern Street. Well known multiple retailers represented within this scheme include **Topshop/TopMan, Dorothy Perkins, Boots, Vision Express** and **Clinton Cards**.

ACCOMMODATION

The property is arranged over ground floor only and provides the following approximate dimensions and areas:-

Gross Frontage:	29' 2"	8.89 m
Internal Width:	23'	7.00 m
Maximum Depth:	88' 3"	26.90 m

Ground Floor

Sales:	1,995 sq.ft.	185.34 sq.m.
Staff:/w.c.	185 sq.ft.	17.19 sq.m.

TENURE

The unit is currently held by way of an effectively full repairing and insuring lease for a term of 25 years from 29th September 1986, subject to 5 yearly upward only rent reviews at a current rent of £64,000 pax.

RATEABLE VALUE

We have made verbal enquiries of Ipswich Borough Council and understand the property has the following rateable value:-

Current Listing	£43,750
2010.Listing	£43,750

TERMS

The property is available by way of assignment or sub-letting subject to landlord's consent.

ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate has been commissioned and will be available shortly on request.

LEGAL COSTS

Each party to bear their own legal costs.

VIEWING

Strictly by appointment through sole agents:

Francis Darrah Chartered Surveyors

Contact: Carol Cooper
Tel: 01603 666630
E-mail: carol@fdarrah.co.uk

SUBJECT TO CONTRACT

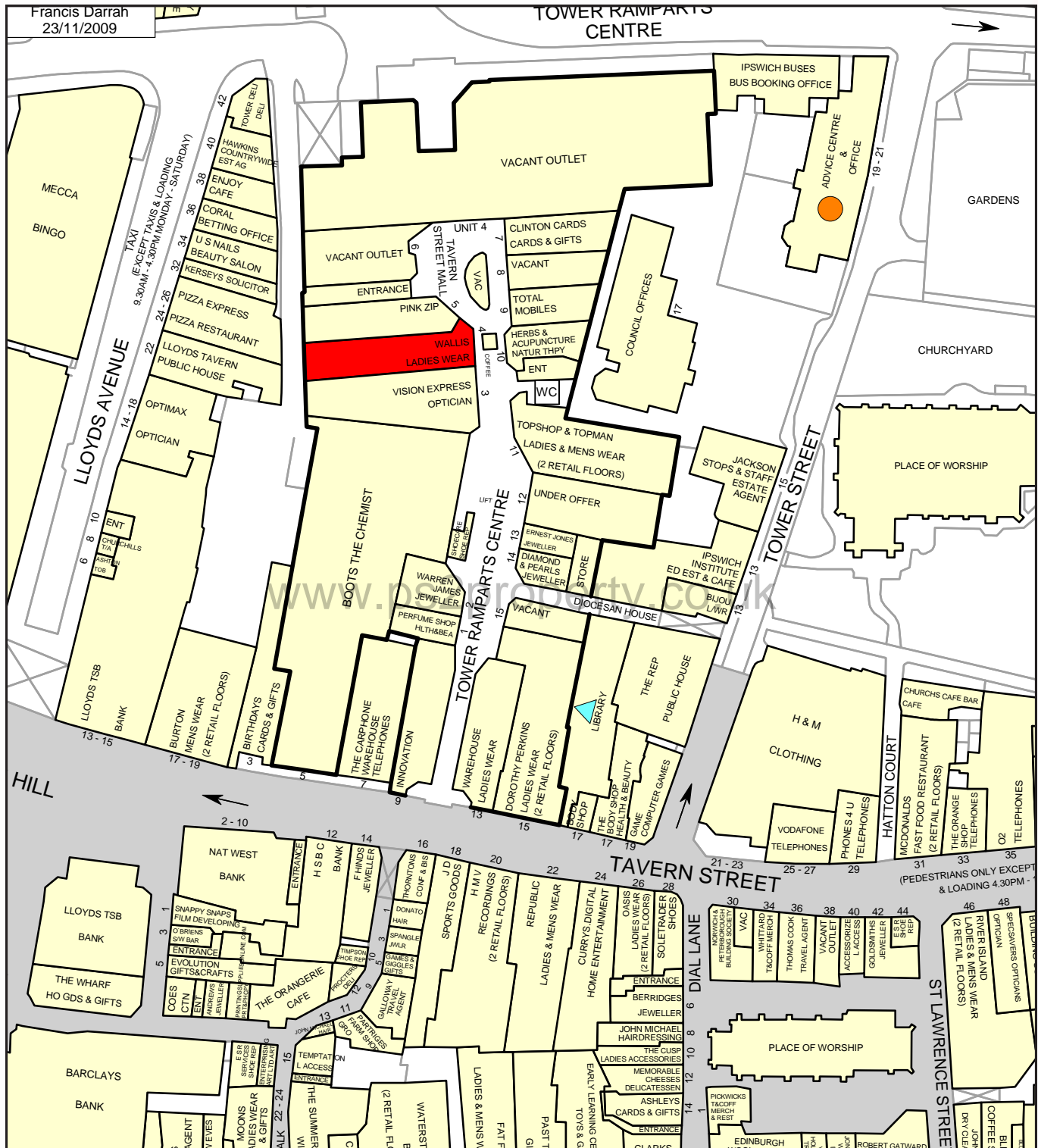
December 2009

Tel 01603 666630 Fax 01603 666388

12 Bank St, Norwich NR2 4SE e-mail: info@fdarrah.co.uk

www.francisdarrah.co.uk

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