

# ON THE INSTRUCTION OF BOOTS LEASE ASSIGNMENT

Unit 5 Buttermarket Shopping Centre  
Ipswich  
IP1 1DT



- Centrally located.
- Situated adjacent to main anchor.
- Potential for short term occupation.

## Location

Ipswich is a town in Suffolk, 66 miles north-east of London.

The Buttermarket Shopping Centre is a mixed-Use retail/leisure scheme with the ground and all of the first floor taken up by leisure occupiers including Empire, Superbowl, Pure Gym, Prezzo, Coast to Coast, Byron Burger, Wagamama and Cosy Club.

The subject premises are located within the Buttermarket Shopping Centre in Ipswich adjacent to TK Maxx and Holland & Barrett.

## Description

Triple splay frontage unit all on ground floor with open sales area and rear storage/office/WC.

## Accommodation

The property has the following approximate dimensions and floor areas:-

Ground floor	261.23 Sq. m	2,812 Sq. ft
First floor store	87.70 Sq. m	944 Sq. ft

## Tenure

The premises are held on a lease expiring 17 April 2027 at a passing rent of £60,000 per annum exclusive with the next rent review in April 2022 . There is a tenant break clause operable 19 April 2022.

## Terms

Offers invited.

## EPC

An EPC has been commissioned and awaited.

## Rates

The VOA website shows that the Rateable Value from April 2024 will be £46,750.

For rates payable please refer to the Local Charging Authority, Ipswich Borough Council - 01473 432000.

## Legal costs

Each party are to be responsible for their own legal costs incurred in this transaction.

**VIEWINGS - Strictly by appointment**

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**Mark Segal**

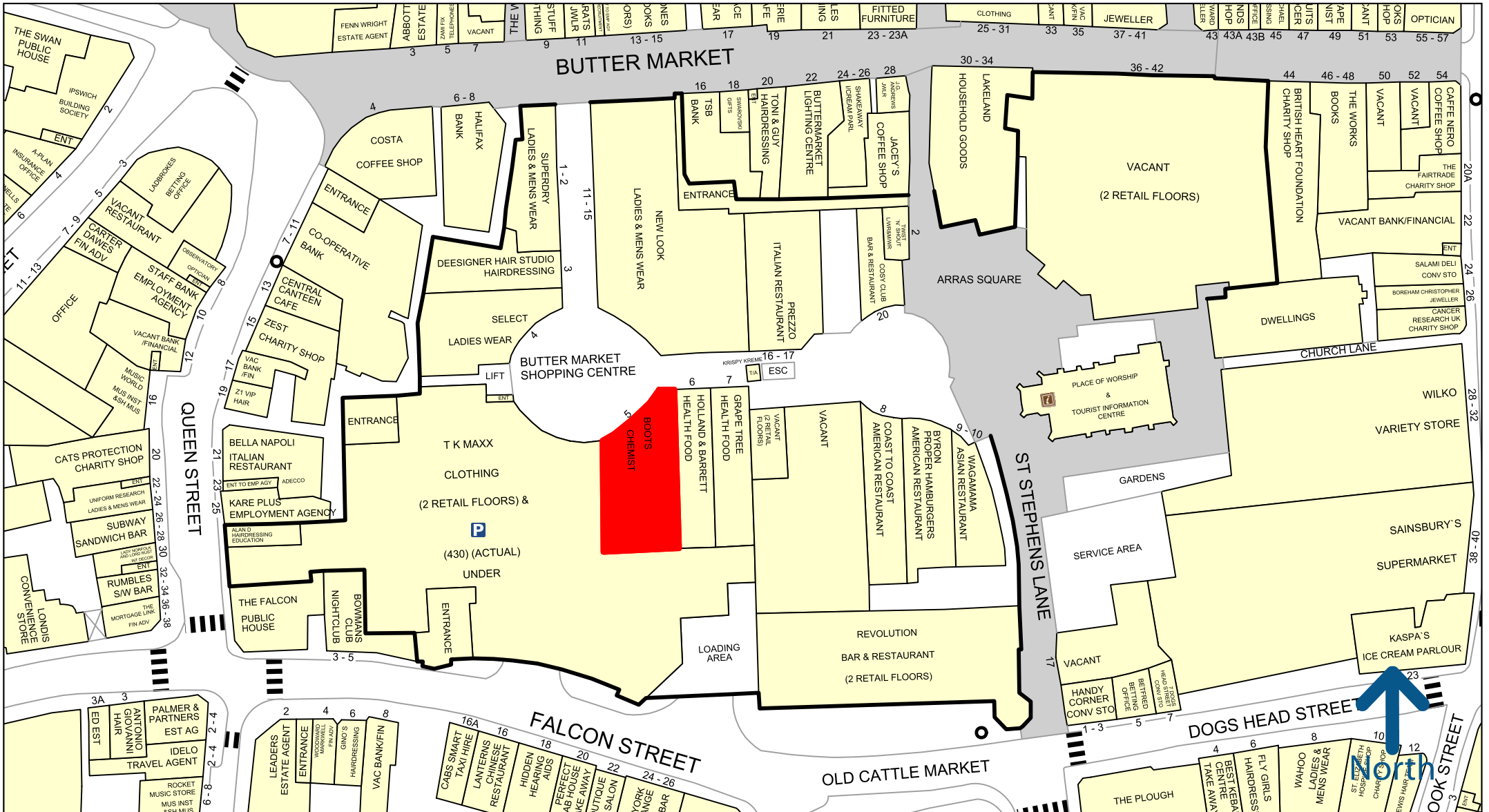
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Experian Goad Plan Created: 18/09/2020  
Created By: Brasier Freeth

50 metres

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