

NCP Car Park, Portman Road Ipswich, Suffolk IP1 2BP

lot 45

Freehold Car Park Investment

- Let to NCP Limited on a new 15 year lease until 2027 (1)
- Prominent position opposite Ipswich Town Stadium
- Future development potential
- Approximate site area of 0.38 acres
- Annual RPI Index Linked Reviews capped at 2.5% per annum
- Parking for approximately 55-60 cars
- Landlord rolling option option to break from year 2
- Five Week Completion Period Available

Rent
£25,000
per annum
exclusive

Photograph for identification purposes only



On behalf of



Mapeley

Location

Miles: 17 miles north-east of Colchester
70 miles north-east of London
Roads: A1071, A1022, B1075
Rail: Ipswich Railway Station
(68 minutes to London Liverpool Street)
Air: London Stansted

Situation

The site is prominently located on the eastern side of Portman Road, directly opposite Ipswich Town Stadium within walking distance of the town centre and Ipswich rail station. Other nearby occupiers include CSV Media Clubhouse, Rileys Pool Bar and Drum & Monkey Public House.

Description

The site comprises a parcel of land of approximately 0.15 hectares (0.38 acres) currently used as car parking for approximately 55-60 cars.

Tenure

Freehold.

VAT

VAT is applicable to this lot.

Tenancy and accommodation

Floor	Use	Site Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews
Ground	Car Parking	1,543 sq m (16,608 sq ft)	NCP LIMITED	15 years from May 2012 until May 2027 (1)(2)	£25,000 (3)	May 2013 (4)
Totals		1,543 sq m (16,608 sq ft)			£25,000 (4)	

- (1) Heads of Term have been agreed but the lease is yet to be completed.
- (2) The lease will provide for a landlord's rolling option to break from year 2 of the term, subject to 6 months' notice.
- (3) The rent is to be paid monthly in advance.
- (4) The rent will be subject to annual RPI Index linked increases, capped at 2.5% per annum.

For further details please contact:

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