Suffolk IP1 3AG

For sale by Auction on 27th March 2024 (unless sold or withdrawn prior)





Freehold Retail Investment

www.acuitus.co.uk

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Property Information

Freehold Retail Investment

• Entirely Let to EE Ltd on a renewed 5 year lease (subject to option)

• Tenant in occupation since 2007

• Rebased Rent (previously £140,000 per annum)

Prime pedestrianised town centre location

• Nearby occupiers include McDonalds, Tesco Express, Vodafone, Three, Nationwide, O2 and Lush

Lot 16

Auction

Rent

£55,000 per Annum Exclusive

Sector

High Street Retail

On Behalf of Fixed Charge Receivers

27th March 2024

Status

Available

Auction Venue

Live Streamed Auction

Tenure

Nationwide. O2 and Lush.

Location

Miles

Roads

Situation

Rail

Freehold

Description

The property comprises a ground floor shop, along with a basement accessed via

VAT

VAT is applicable to this lot.

Note

This property is being marketed for sale on behalf of Receivers and therefore no warranties, representations or guarantees are given or will be given by the Receivers or the Auctioneers in respect of the information in these particulars or any matter relating to the property, including VAT. Any information provided is provided without liability on the part of the Receivers and Auctioneers for any reliance placed on it. The Receivers are acting without personal liability and are not bound to accept the highest or any offer.

Completion Period

Six week completion

These particulars are for your convenience only. They do not form part of the contract and should not be relied upon. Please refer to the Acuitus website for the full terms and conditions of sale, details of the auction and any update and changes in guide price.

Freehold Retail Investment www.acuitus.co.uk

19 miles north-east of Colchester, 54 miles south-east of

Cambridge, 65 miles north-east of London

Ipswich is the largest town in Suffolk with a population of over 300,000 and is a major commercial centre in East Anglia. The property is located in the heart of the

town centre on the northern side of the busy and pedestrianised Tavern Street,

close to its junction with Northgate Street and Sailmakers Shopping Centre.

Nearby occupiers include McDonalds, Tesco Express, Vodafone, Three,

A12. A14

Ipswich Railway Station

London Stansted Airport

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Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant	Term	Rent p.a.x.
Ground Basement	Retail -	185.10	(1,992)	EE LIMITED (1)	5 years from 05/12/2023 (2)	£55,000
Total		185.10	(1,992) (3)			£55,000

⁽¹⁾ For the year ending 31/03/2023 EE Limited reported a Turnover of £6,913,000,000, a Pre-Tax Profit of £1,771,000,000 and a Net Worth of £5,123,000,000 (NorthRow 19/02/2024).

⁽²⁾ The lease provides a tenant option to determine the lease on the 3rd anniversary of the term. The tenant will benefit from a 3 month rent free period if the break option is not exercised.

⁽³⁾ The floor areas stated above are those published by the Valuation Office Agency (www.voa.gov.uk).

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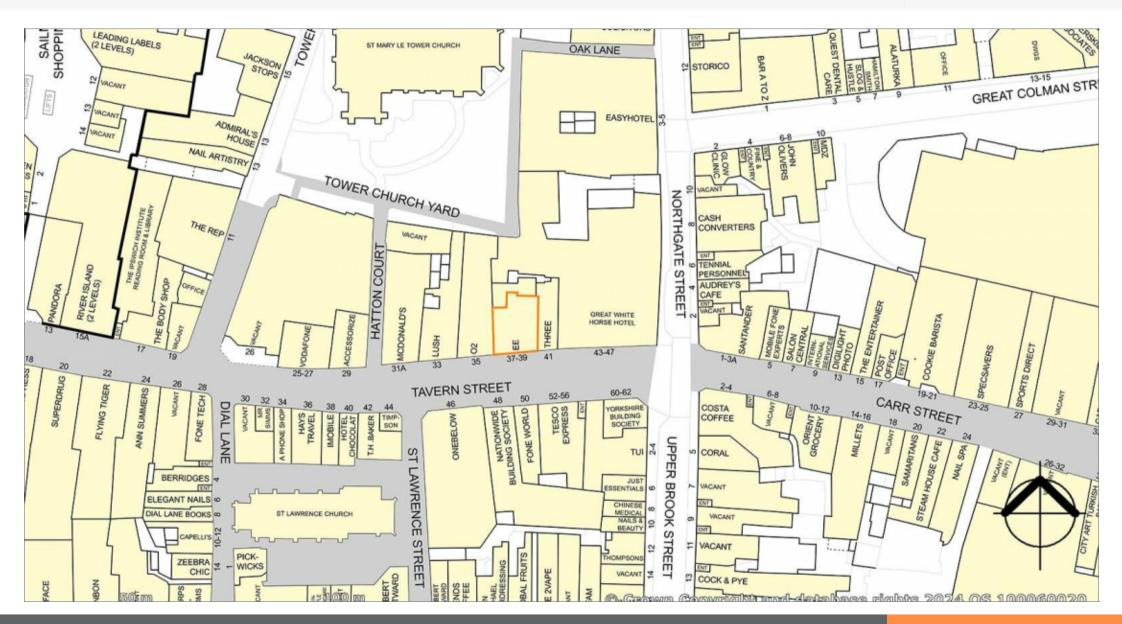




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