

15/17 Princes Street Ipswich, Suffolk IP1 1QT

lot 65

Town Centre Retail/Office Investment

- Let to Manpower Public Limited Company
- Approximately 298 sq m (3,206 sq ft)
- Six Week Completion Period Available
- Close to prime pedestrianised retailing town centre

Rent
£60,000
per annum
exclusive
(Gross)
£48,000
per annum
exclusive (Net)



Location

Miles: 18 miles north-east of Colchester
45 miles of Norwich
77 miles north-east of London
Roads: M25 (Junction 28), M1 (Junction 14), A12, A14
Rail: Ipswich Railway Station (direct to London Liverpool Street)
Air: London Stansted Airport

Situation

Ipswich is the county town of Suffolk and is a major commercial centre in the east of England with a catchment population of approximately 230,000. The property is situated on the junction of Museum Street and Princes Street, in the town's business district and some 250 metres from Buttermarket Shopping Centre and Westgate Street, one of the town's prime retail thoroughfares. Nearby occupiers include Connells, the Co-Operative Bank, RBS and Ladbroke's.

Description

The property comprises ground floor retail/office accommodation within a larger multi-storey modern office building.

Tenure

Long Leasehold. Held for a term of 109 years from completion of the sale at a rent of £12,000 per annum exclusive to be first reviewed in 2021 and thereafter every fifth year of the term to Open Market Rental Value.

VAT

VAT is applicable to this lot.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reversion
Ground	Retail/Office	298 sq m (3,206 sq ft)	MANPOWER PUBLIC LIMITED COMPANY	25 years from 25/03/1989	£60,000	2014

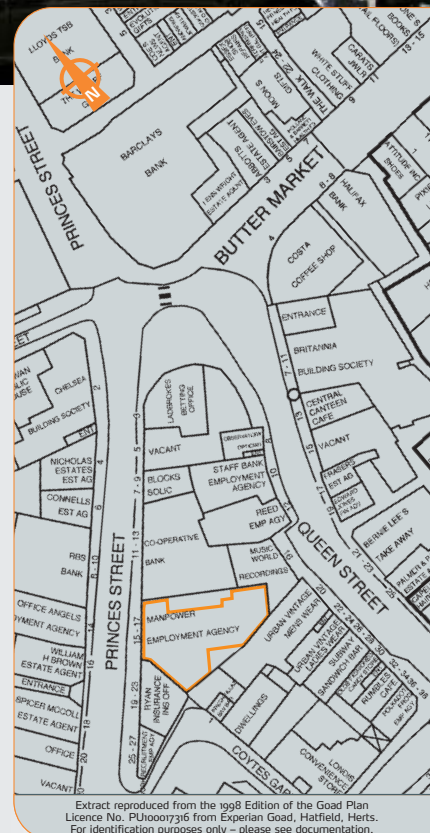
(i) For the year ending 31st December 2010, Manpower Public Limited Company reported a turnover of £6,878,000, pre-tax profits of £3,090,000 and total net worth of £129,480,000. (Source: www.riskdisk.com 21/09/2011)

For further details please contact:

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