

## 35 Westgate Street and 2 Museum Street, Ipswich Suffolk IP1 3DX

lot 69

Freehold Retail/Office to be offered  
with Full Vacant Possession

- Excellent town centre location
- Prominent corner position on prime pedestrianised retail thoroughfare
- Benefits from self-contained office accommodation on first and second floors

- Residential redevelopment potential (subject to consents)
- Nearby occupiers include Marks & Spencer, Next, Primark, Monsoon and Superdrug
- Six Week Completion Period Available

Full  
Vacant  
Possession



The Property



On behalf of  
Warnbridge Properties Ltd

### Location

Miles: 18 miles north-east of Colchester  
44 miles south of Norwich  
72 miles north-east of London  
Roads: A1156, A14 (Junction 53), A12  
Rail: Ipswich Railway Station  
(68 minutes to London Liverpool Street)  
Air: London Luton

### Situation

The property is situated in a prominent corner location on the southern side of Westgate Street, one of Ipswich's prime pedestrianised retail thoroughfares, at its junction with Museum Street. Nearby occupiers include Marks & Spencer, Next, Primark, Monsoon, Burger King and Superdrug.

### Description

The property, a Grade II Listed building in a Conservation Area, comprises a ground floor retail unit benefiting from a return frontage, with basement storage accommodation. The property also benefits from self-contained office accommodation on first and second floors accessed via Museum Street.

### Tenure

Freehold.

### Planning

For any planning enquiries, please contact:  
Ipswich Borough Council, Grafton House, 15-17 Russell Road,  
Ipswich. IP1 2DE.

Tel: 01473 432000 Website: www.ipswich.gov.uk

### VAT

VAT is not applicable to this lot.

### Tenancy and accommodation

Unit	Floor	Use	Floor Areas (Approx)		Tenant
35 Westgate Street	Ground	Retail	66.15 sq m	(712 sq ft)	<b>FULL VACANT POSSESSION (1)</b>
	Ground	Storage	68.00 sq m	(732 sq ft)	
	Basement	Storage	79.04 sq m	(851 sq ft)	
2 Museum Street	Ground	Lobby	3.94 sq m	(42 sq ft)	<b>FULL VACANT POSSESSION (1)</b>
	First	Office	103.37 sq m	(1,113 sq ft)	
	Second	Office	97.53 sq m	(1,050 sq ft)	
<b>Totals</b>			<b>418.03 sq m</b>	<b>(4,500 sq ft)</b>	

(1) A property is exempt from unoccupied rates if it is registered as a Listed building under Section 54 of the Town and Country Planning Act 1971. No rates are therefore currently payable for this building.

### For further details please contact:

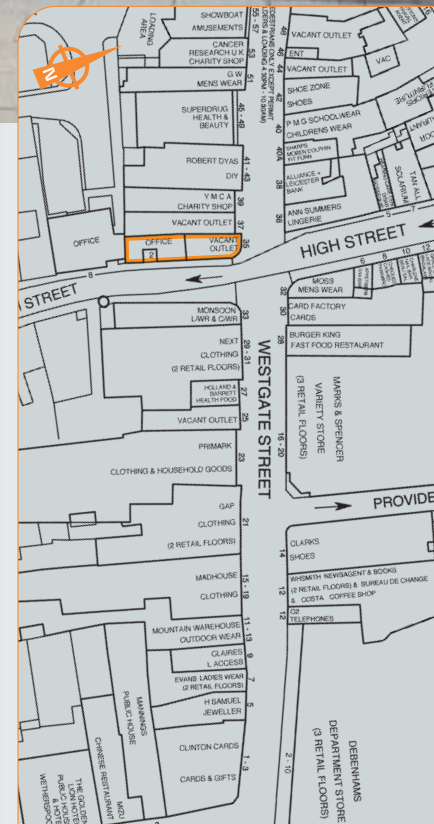
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### Viewings:

There will be 2 block viewing dates.  
Please register with the Auctioneers if you would like to view.

### Solicitors:

**Olswang LLP**  
90 High Holborn, London WC1V 6XX.  
Tel: +44 (0)20 7067 3771.  
Email: emily.green@olswang.com  
Ref: Emily Green.



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