

## 2 & 4 Anderson House, Rapier Street Ipswich IP2 8JS

lot 66

### Modern Retail Investment

- Convenience Store and Pharmacy
- Located on roundabout at junction with Wherstead Road (A137)
- Forms part of large modern residential development
- Nearby occupiers include Big Box Self Storage, imo Car Wash and Brooklands Car Dealership

Rent  
£23,673  
per annum  
exclusive  
(gross)  
£23,273 per  
annum  
exclusive (net)



### Location

Miles: 85 miles north-east of London  
55 miles east of Cambridge  
Roads: A12, A14  
Rail: Ipswich Railway Station  
Air: Stansted International Airport

### Situation

The property is situated to the south of Ipswich town centre, on the western side of Rapier Street at its junction with Wherstead Road (A137), which connects with the A14 providing easy access to the Midlands. The units form part of Anderson House, a large modern residential block, and provide the sole retail services to this densely populated residential area. Other occupiers in the vicinity include the Riverside Industrial Estate opposite, IP City Centre Conference Venue, Big Box Self Storage, imo Car Wash and Brooklands Car Dealership.

### Description

The property forms part of the ground floor of a modern residential building and comprises two units trading as a pharmacy and a convenience store. The property benefits from car parking rights for two cars.

### Tenure

Long Leasehold. Held for a term of 120 years expiring 31st December 2126 at a current rent of £400 p.a., doubling every 20 years until 31st December 2103, whereafter the rent will be £8,000 p.a.

### VAT

VAT is applicable to this lot. Please refer to special conditions.

### Six Week Completion

### Tenancy and accommodation

Unit No.	Floor Areas (Approx)	Tenant	Term	Rent (gross)	Review/(Reversion)
2	56.70 sq m (607 sq ft)	<b>VISIONPHARMA LIMITED (t/a Vision Pharmacy)</b>	15 years from 18/01/2008	£11,865	18/01/2018 (17/01/2023)
4	59.40 sq m (639 sq ft)	<b>INDIVIDUAL (t/a Anderson Food and Wine)</b>	15 years from 12/11/2007	£11,808	12/11/2017 (11/11/2022)
<b>Totals</b>	<b>116.10 sq m (1,246 sq ft)</b>			<b>£23,673</b>	

### For further details please contact:

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### Buyer's Legal Report Service:

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### Seller's Solicitors:

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