

# 9-13 St Matthews Street, Ipswich, Suffolk IP1 3EL

lot 57

**Freehold Retail and Office Investment**

- Prominent location in Ipswich Town Centre
- Close to the pedestrianised Westgate Street
- Nearby occupiers include Iceland, Mind and British Heart Foundation
- Asset Management Potential

Rent  
£36,375 per annum  
exclusive



On the Instructions of



**Location**

Miles: 75 miles north-east of London  
54 miles south-east of Cambridge  
44 miles south of Norwich

Roads: A156, B1067, A14 (Junction 54)

Rail: Ipswich Rail

Air: London Stansted Airport

**Situation**

The property is located on the busy St Matthews Street (A156) close to the pedestrianised Westgate which houses occupiers including Burger King, Superdrug, Bonmarché and Greggs. The Spiral Car Park, just to the south of the property is accessed via the B1067, the main arterial route into the Town Centre from the A14 (Junction 54). Nearby occupiers include Iceland, Mind and British Heart Foundation.

**Description**

The property comprises two ground floor retail units with self-contained office accommodation on first and second floors.

**Tenure**

Freehold.

**VAT**

VAT is not applicable to this lot.

**Six Week Completion**

**Tenancy and accommodation**

Unit	Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reversion
Unit 9	Ground	Retail	113.60 sq m (1,222 sq ft)	<b>TMAC WIRELESS SOLUTIONS LIMITED t/a Armafone (1)</b>	5 years from 06/08/2014	£12,000	05/08/2019
Unit 11	Ground	Retail	108.73 sq m (1,171 sq ft)	<b>INDIVIDUALS t/a MK News</b>	15 years from 24/06/1992	£16,375	Holding Over
Unit 13	First Second	Office Office	85.64 sq m (922 sq ft) 98.78 sq m (1,063 sq ft)	<b>TMAC WIRELESS SOLUTIONS LIMITED t/a Armafone (1)</b>	5 years from 06/08/2014	£8,000	05/08/2019
<b>Total</b>			<b>406.75 sq m (4,378 sq ft)</b>			<b>£36,375</b>	

(1) As a working brand of TMAC Wireless Solutions Ltd, ArmaFone are a family run business who have been providing the local community with mobile related services for 16 years (Source: www.armafone.com 11/11/2016).

**For further details please contact:**

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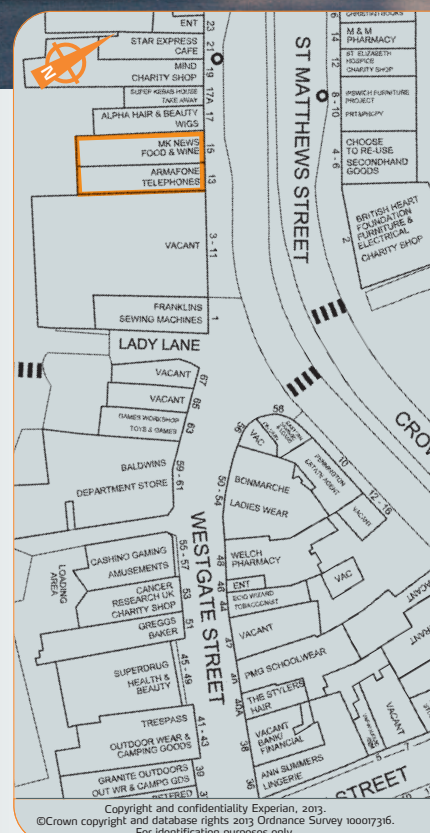
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