

## lot 50

Rent  
£14,000 per  
annum  
exclusive  
(with 4,708  
sq ft offered  
with vacant  
possession)

### Christies Warehouse, 3 & 5 Wherry Wharf Ipswich, Suffolk IP4 1AS

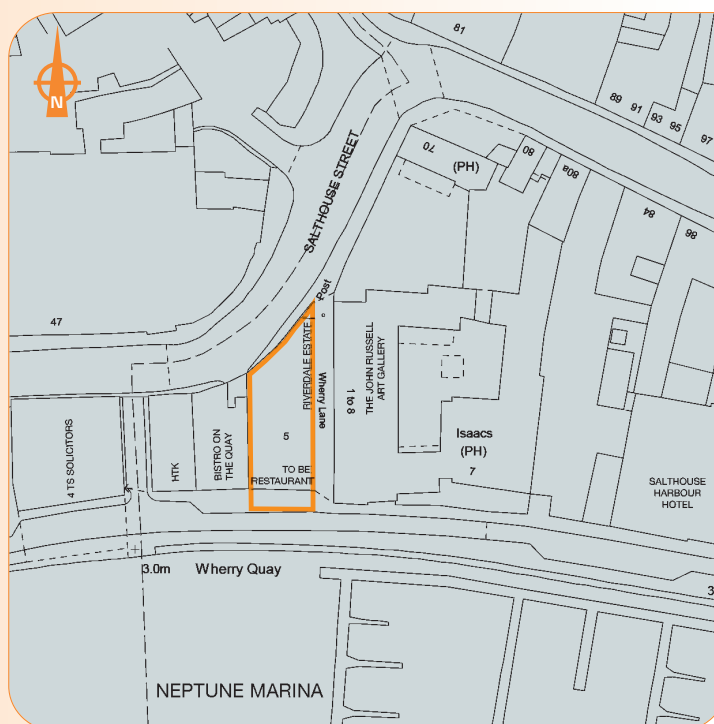
Freehold Harbourside Leisure and Retail  
Investment

- Prominent Waterside Position fronting Ipswich's Historic Marina
- Unit on Salthouse Street let to Riverdale Estates Limited
- Nearby occupiers include Pizza Express, Loch Fyne, Salthouse Harbour Hotel and Bistro on the Quay
- Recent planning approved for A3 and A4 (bar/restaurant) use



Artist's Impression





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### Location

Miles: 75 miles north east of London  
54 miles south east of Cambridge  
44 miles south of Norwich  
Roads: A1156, B1075, A14 (Junction 56)  
Rail: Ipswich Rail and Derby Road Rail  
Air: London Stansted Airport

### Situation

The property occupies a prominent position fronting the Neptune Marina just 10 minutes' walk from Ipswich Town Centre. Ipswich Waterfront has undergone considerable regeneration over the years and has been transformed into a bustling leisure district, home to restaurants, hotels, galleries and shops. The Marina is also home to the University of Suffolk and East of England Dance Studio. Nearby occupiers include Pizza Express, Loch Fyne, Salthouse Harbour Hotel and Bistro on the Quay. Neptune Marina benefits from visiting large sailing vessels, Tall Ships and Royal Navy ships, together with tours of the River Orwell.

### Description

The property, a former warehouse, currently comprises ground, first and second floor office accommodation with planning permission for A3/A4 (Bar/Restaurant) use. The property benefits from a forecourt with potential for al fresco dining. The property also includes approximately 25 metres of vacant dock water frontage. To the rear of the property, fronting Salthouse Street, is a ground floor retail unit with first floor office accommodation.

### Tenure

Freehold.

### VAT

VAT is applicable to this lot.

### Planning

On the 26th February 2016 planning permission was granted for alterations to front elevation to extend the glazed restaurant frontage (see artist's impression of proposed frontage). For further information please visit Ipswich Planning Portal REF: 16/00195/FUL.

### Six Week Completion

### Tenancy and accommodation

Unit	Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Reversion
3 Wherry Quay	Ground	Offices	195.70 sq m	(2,107 sq ft)	<b>VACANT POSSESSION (1)</b>			
	First	Offices	198.60 sq m	(2,138 sq ft)				
	Second	Offices	43.00 sq m	(463 sq ft)				
5 Wherry Quay	Ground & First	Retail/Offices	111.48 sq m	(1,200 sq ft)	<b>RIVERDALE ESTATES LIMITED (2) (WITH PERSONAL GUARANTEE)</b>	5 years from 16/01/2016 on a full repairing and insuring lease	£14,000	15/01/2021
<b>Total</b>			<b>584.78 sq m</b>	<b>(5,908 sq ft)</b>				

(1) 3 Wherry Quay is currently being marketed to let at £60,000 pa.

(2) Riverdale Estates Limited have been in occupation for over 12 years. Riverdale Estates are an owner managed independent estate agency specialising in the sale, letting and management of property within Ipswich and the surrounding areas (Source: riverdaleestates.co.uk).

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### Buyer's Legal Report Service

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See: [www.acuitus.co.uk](http://www.acuitus.co.uk) for further details



### Seller's Solicitors:

#### Warners Solicitors

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