

29-33 Upper Brook Street, Ipswich, Suffolk IP4 1ED

Freehold Retail Investment

Lot 36

£55,000 per annum
exclusive (2)



Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review/ (Reversion)
Ground	Retail/Ancillary	317.99 sq m (3,423 sq ft)	SAVERS HEALTH	10 years from 20/08/2013	£55,000 (2)	20/08/2018
First	Ancillary	209.96 sq m (2,260 sq ft)	AND BEAUTY LIMITED (1)	on a full repairing and insuring lease		(19/08/2023)
Total		527.95 sq m (5,683 sq ft)			£55,000	

- (1) Savers was founded in 1988 and currently operates over 380 stores throughout the UK, employing over 3,000 personnel (www.savers.co.uk). Savers Health and Beauty Limited is ultimately owned by CK Hutchison Holdings Limited.
- (2) A Deed of Variation has recently been completed to remove the 20th August 2018 tenant option to determine. The tenant will benefit from a rent free period from 25/12/2017 to 23/06/2018. The Seller has agreed to adjust the completion monies so that the property will effectively produce £55,000 per annum from completion of the sale.

Key Details

- Let to Savers Health and Beauty Limited
- August 2018 tenant break option removed (see note 2)
- Prominent town centre location
- Nearby occupiers include Caffè Nero, Jack Wills, Costa, Starbucks, Sainsbury's, Wilko and Greggs

Location

Miles: 19 miles north-east of Colchester
54 miles south-east of Cambridge
65 miles north-east of London

Roads: A12, A14

Rail: Ipswich Railway Station

Air: London Stansted Airport

Situation

The property is situated in the heart of Ipswich town centre on the east side of Upper Brook Street, opposite its junction with Buttermarket and 50 metres south of Tavern Street. There is a large public car park to the rear and a bus stop adjacent. Nearby occupiers include Caffè Nero, Jack Wills, Costa, Starbucks, Sainsbury's, Wilko and Greggs.

Description

The property comprises a double fronted unit providing ground floor retail accommodation and first floor ancillary accommodation.

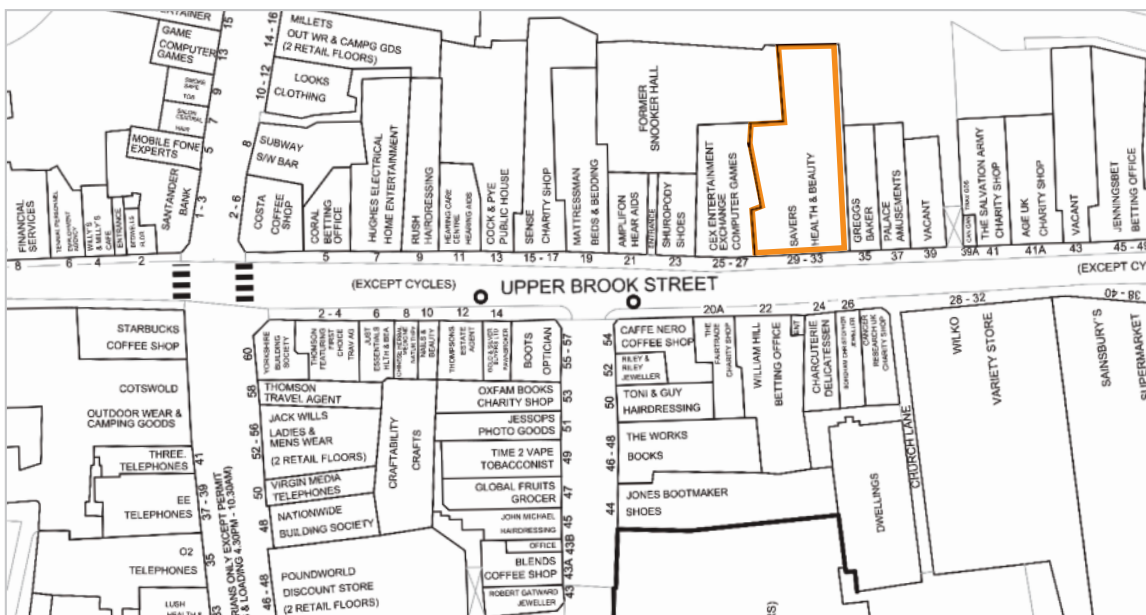
Tenure

Freehold.

VAT

VAT is applicable to this lot.

Six Week Completion



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