

19-21 Upper Brook Street
Ipswich, Suffolk IP4 1ED
Freehold Retail Investment

Lot 61

£64,500 per annum
exclusive



Tenancy and accommodation

Unit No.	Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Review/ (Reversion)
19	Ground	Retail/ Ancillary	200.01 sq m	(2,153 sq ft)	MATTRESSMAN LIMITED (1)	10 years from 09/11/2009	£35,000	(08/11/2019)
	First	Retail/ Ancillary	119.01 sq m	(1,281 sq ft)				
21	Ground	Retail/ Ancillary	78.87 sq m	(849 sq ft)	AMPLIFON LIMITED (2)	10 years from 05/02/2016	£29,500	05/02/2021 (04/02/2026)
	First	Ancillary	95.97 sq m	(1,033 sq ft)				
Total			493.86 sq m	(5,316 sq ft)			£64,500	

(1) Mattressman operate from 24 stores nationwide and state it is the UK's biggest online mattress specialist (www.mattressman.co.uk). For the year ending 1st April 2016, Mattressman Limited reported a turnover of £23,088,319, pre-tax profits of £1,487,495 and a total net worth of £2,779,660 (Source: Experian Group 11/10/2017).

(2) Amplifon, with over 65 years worth of experience, helps customers in over 21 countries across 8,600 hearing centres worldwide and operate over 200 stores across the UK (www.amplifon.co.uk).

Key Details

- Comprises two adjoining retail units
- 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 opposite. Nearby occupiers include Caffè Nero, Jack Wills, Costa, Starbucks, Sainsbury's, Wilko and Greggs.

Description

The property comprises two adjoining retail units, providing ground floor retail accommodation with ancillary accommodation on the first floors. No. 19 benefits from additional retail accommodation on the first floor. The property includes a passageway from Upper Brook Street leading to a former snooker hall at the rear, the former snooker hall is not included within the sale.

Tenure

Freehold.

VAT

VAT is applicable to this lot.

Six Week Completion



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