19-21 Upper Brook Street **Ipswich, Suffolk IP4 1ED**

Freehold Retail Investment



amplifon ::::

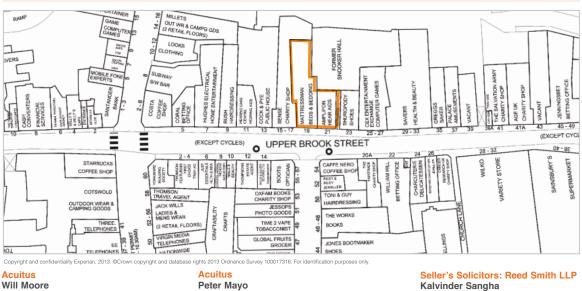
Tenancy and accommodation

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	£35,000	(08/11/2019)
	First	Retail/ Ancillary	119.01 sq m	(1,281 sq ft)		09/11/2009		
21	Ground	Retail/ Ancillary	78.87 sq m	(849 sq ft)	AMPLIFON LIMITED (2)	10 years from	£29,500	05/02/2021 (04/02/2026)
	First	Ancillary	95.97 sq m	(1,033 sq ft)		05/02/2016		
Total			493.86 sq m	(5,316 sq ft)			£64,500	

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(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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