

41 Tavern Street, Ipswich, Suffolk IP1 3AG

Freehold Retail Investment

Lot 55

£37,500 per annum
exclusive



Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reversion
Ground	Retail	58.71 sq m (632 sq ft)	HUTCHINSON 3G	5 years from 15/03/2018	£37,500	2023
Basement	Ancillary	45.24 sq m (487 sq ft)	UK LTD (t/a Three) (1)			
Total		103.95 sq m (1,119 sq ft)			£37,500	

(1) Hutchinson 3G Ltd trades under the name of 3UK Retail Ltd across 337 retail stores throughout the UK (Source: www.3g.co.uk). For the year ended 31st December 2017, Hutchinson 3G Ltd reported a turnover of £2,357,044,000, pre-tax profits of £356,573,000 and a total net worth of £3,390,087,000 (Source: Experian Group 31/10/2018).

Key Details

- Prominent pedestrianised town centre location
- Let to Hutchinson 3G UK Ltd
- Nearby occupiers include Jack Wills, Cotswold Outdoors and McDonald's

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 Stanstead Airport

Situation

Ipswich is the county town of Suffolk and is a major commercial centre in the east of England with a catchment population of approximately 230,000. The town is well located some 80 miles north-east of London via the A12 dual carriageway, which provides a direct link with the M25 motorway. Communications are also enhanced by the A14 east-west trunk road being approximately 2 miles from the town centre. There are regular rail services to London Liverpool Street. The property is situated in the heart of Ipswich town centre on the northern side of Tavern Street, close to its junction with Upper Brook Street and 50 metres from Buttermarket. Nearby occupiers include EE, O2, Costa, McDonald's, Santander, Jack Wills and Superdrug.

Description

This Grade II listed property comprises a ground floor shop with basement storage. The shop has an open sales area to the front with storage, kitchen and cloakrooms to the rear.

Tenure

Freehold.

VAT

VAT is applicable to this lot.

Six Week Completion

Energy Performance Certificatet

Band D. See legal pack at acuitus.co.uk.



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