

# 33 Tavern Street, Ipswich, Suffolk IP1 3AG

Freehold Retail Investment

**Lot 12**

£73,000 per annum  
exclusive



## Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review/ (Reversion)
Ground	Retail	78.22 sq m (842 sq ft)	LUSH RETAIL	10 years from	£73,000	13/11/2017
First	Ancillary	59.64 sq m (642 sq ft)	LIMITED (1)	14/11/2012 (2)		(13/11/2022)
Second	-	Not measured				
Basement	-	Not measured				
<b>Total</b>		<b>137.87 sq m (1,484 sq ft)</b>			<b>£73,000</b>	

(1) For the year ending 30th June 2017, LUSH RETAIL LIMITED reported a turnover of £139,921,000, pre-tax profits of £12,866,000 and a total net worth of £23,255,000 (Source: Experian Group 15/01/2019). Lush operates 105 stores in the UK as well as further stores internationally (Source: uk.lush.com 16/01/2019).

(2) In 2016, by way of a deed of variation, the 2017 break option was removed, the rent was reduced from £80,000 p.a.x. to £73,000 p.a.x. and a cap of £80,000 p.a.x. was placed on future rent increases. For further information please refer to the legal pack.

### Key Details

- Let to Lush Retail Limited
- Prime pedestrianised town centre location
- Close proximity to Sailmakers Shopping Centre
- 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 Stansted Airport

### Situation

Ipswich is the county town of Suffolk and is a major commercial centre in the east of England. The property is situated in the heart of Ipswich town centre on the northern side of the pedestrianised Tavern Street, Ipswich's principal retailing pitch. The Sailmakers Shopping Centre is within close proximity and houses occupiers including Boots, Pandora and Topshop. Other nearby occupiers include EE, O2, Costa, McDonald's, Santander, Jack Wills and Superdrug.

### Description

The property comprises a ground floor retail unit with ancillary accommodation on the first floor. The basement and second floor are currently not accessible and not used by the tenant.

### Tenure

Freehold.

### VAT

VAT is applicable to this lot.

### Energy Performance Certificate

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



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