

Lot 39

£15,000 per annum exclusive

44 Westgate Street, Ipswich, Suffolk IP1 3ED Freehold Retail Investment



Key Details

- Let to Electronic Cigarettes Limited
- Nearby occupiers include Marks & Spencer, Primark, Caffè Nero and Greggs
- Other occupiers on Westgate Street include JD Sports, WHSmith and Holland & Barrett
- Prominent pedestrianised town centre location

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 prominently situated on the northern side of Westgate Street, which joins Museum Street and High Street to the east, and is located in the heart of Ipswich town centre. Nearby occupiers include Marks & Spencer, Greggs, Primark, Shoezone and Caffè Nero.

Description

The property comprises a ground floor shop with ancillary accommodation on the first floor.

Tenure

Freehold.

VAT

VAT is applicable to this lot.

Energy Performance Certificate

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

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.
Ground	Retail/Ancillary	48.91 sq m (526 sq ft)	ELECTRONIC CIGARETTES LIMITED	5 years from 18/07/2014 on a full repairing and insuring lease	£15,000
First	Ancillary	34.40 sq m (370 sq ft)	t/a ECig Wizard (1)		
Total		83.31 sq m (896 sq ft)			£15,000

(1) ECig Wizard is one of the largest stockists of electronic cigarettes and e-liquids in the UK and Europe, currently supplying more than 600 independently owned ECig stores as well as over 80 private white label e-liquid clients. ECig Wizard currently operates from over 45 stores with locations including Birmingham, Bristol, Cambridge, Romford, Stamford and Leamington Spa (Source: www.ecigwizard.com 26/02/2019). Oliver Warburton Enterprises remains liable by way of an Authorised Guarantee Agreement.



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