

Lot 18

£127,500 Per Annum
Exclusive

25-27 Tavern Street,
Ipswich, Suffolk IP1 3AD
Freehold Investment



Tenancy and accommodation

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Reversion
Basement	Ancillary	42.20 sq m	(454 sq ft)	VODAFONE LIMITED (1)	15 years from 29/09/2008	£127,500	28/09/2023
Ground	Retail	86.30 sq m	(929 sq ft)				
First	Ancillary	89.00 sq m	(958 sq ft)				
Second	Ancillary	86.30 sq m	(929 sq ft)				
Totals		303.80 sq m	(3,270 sq ft)			£127,500	

(1) For the year ending 31st March 2019, Vodafone Limited reported a turnover of £5,512,900,000, pre-tax profits of negative £679,500,000 and shareholders funds of £5,848,400,000 (Source: SmartSearch 01/10/2020). Vodafone operates in 26 countries with almost 444 million customers worldwide. Vodafone employs over 13,000 people across the UK (Source: www.vodafone.com 01/10/2020).

(2) The tenant has sublet the property to a Vodafone Franchisee until 25th September 2023 at a current rent reserved of £127,500 p.a.



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Key Details

- Entirely let to Vodafone Limited
- Prime Pedestrianised Town Centre location
- Neighbouring occupiers include H&M, McDonald's, Lush, Accessorize, O2, Superdrug, iStore and The Body Shop

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 largest town in Suffolk and is a major commercial centre in East Anglia. The property is prominently situated in the heart of the town centre on the northern side of the busy and pedestrianised Tavern Street, close to the entrance of the Sailmakers Shopping Centre. Neighbouring occupiers include H&M, McDonald's, Lush, Accessorize, O2, Superdrug, iStore and The Body Shop.

Description

The property is an attractive building comprising ground floor retail accommodation and basement, first and second floor ancillary accommodation.

Tenure

Freehold.

VAT

VAT is applicable to this lot.

Six week Completion

Energy Performance Certificate

Band C. See legal pack.



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