


**TO LET**  
GROUND FLOOR RETAIL UNIT  
**4,826 sq.ft**  
(448.4 sq.m)

**4,826 sq.ft** (448.4 sq.m)  
**Commercial space to let**  
29-31 Carr Street

Suitable for Class E Usage

**All Enquiries**

info@evolve.com	Rachel Jackson rachel@pancommercial.co.uk 01473 281933 07471 083 157	Paul Bugajs Paul.Bugajs@colliers.com 020 7344 6831 07943 415 336
-----------------	---	---

SCAN HERE TO VIEW OUR BROCHURE 

**SHEET ANCHOR EVOLVE**  
part of A&C Care



**M** UNIT 29-31

///drift.bond.zebra  
East Gate, 13 - 51 Carr Street  
Ipswich, Suffolk  
IP4 1HA

Nearby Occupiers Include



### LOCATION

The Eastgate Centre was reconfigured and substantially reconstructed in the early 2000's to create an outward facing parade of well configured shops at 13-51 Carr Street. The parade is anchored by a 33,000 sq ft B&M Bargains, with an additional 11 shops of varying sizes at ground floor and a large retail unit at first floor.

The premises occupy a prominent position on the north side of Carr Street, close to the junction with Upper Brook Street and Northgate Street. Nearby traders include The Entertainer, Milletts, Poundland, Specsavers and Costa.

### DESCRIPTION

The property comprises a ground floor retail unit with glazed frontage, kitchen, and WCs. There is a store room to the rear of the property that allows loading through Great Colman Street. There are public car parks nearby

### AREA

Unit size: 4,826 sq.ft (448.4 sq.m).

### RENT

£30,000 per annum + vat.

### SERVICES

We understand that mains electricity and water are connected to the property.

### RATEABLE VALUE

Rateable Value: £31,750 + vat.

### SERVICE CHARGE

Service Charge: £6,541.73 + vat.

### ENERGY PERFORMANCE

EPC rating B. Further information available upon request.

### PLANNING

Subject to planning. The property has consent for Class E uses. All interested parties should contact Ipswich Borough Council on 01473 432000.

### LEGAL COSTS

Each party is responsible for their own legal costs in connection with the granting of a lease.

### VAT

VAT is payable on all sums due to the landlord under the terms of the lease.



**112,053** sq.ft

Total development area



**18**

Retail units on site



**Ample**

Parking spaces nearby

**SHEET ANCHOR EVOLVE**  
part of M<sup>Core</sup>

020 7228 6508  
info@saevolve.com

**Viewing**  
Strictly via prior appointment  
with the appointed agent:



**Rachael Jackson**  
01473 211 933  
07471 083 167  
rachael@penncommercial.co.uk



MISREPRESENTATION ACT 1967 London & Cambridge Properties Limited (Company Number 02895002) the registered office of which is at LCP House, Pennant Estate, Kingwinford, West Midlands DY6 7PA its subsidiaries (as defined in section 116 of the Companies Act 2006) associated companies and employees ("we") give notice that: Whilst these particulars are believed to be correct no guarantee or warranty is given or implied herein, nor do they form any part of a contract. We do our best to ensure all information in this brochure is accurate. If you find any inaccurate information, please let us know and where appropriate, we will correct it. We make no representation that information is accurate and up to date or complete. We accept no liability for any loss or damage caused by inaccurate information. This brochure gives a large amount of statistical information and there will inevitably be errors in it. Intending purchasers or tenants should not rely on the particulars in this brochure as statements or representations of fact but should satisfy themselves by inspection or otherwise as to the correctness of each of them. We provide this brochure free of charge and on the basis of no liability for the information given. In no event shall we be liable to you for any direct or indirect or consequential loss, loss of profit, revenue or goodwill arising from your use of the information contained herein. All terms implied by law are excluded to the fullest extent permitted by law. No person in our employment has any authority to make or give any representation or warranty whatsoever in relation to the property SUBJECT TO CONTRACT. We recommend that legal advice is taken on all documentation before entering into a contract. You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations or through the website: <https://www.rics.org/uk/upholding-professional-standards/sector-standards/real-estate/code-for-leasing-business-premises-1st-edition/>. LCP's privacy notices that apply to its use of your personal information are at [www.lcpgroup.co.uk/policies](http://www.lcpgroup.co.uk/policies). The privacy notice that applies to you will depend on the nature of your relationship with LCP, and in some cases more than one may apply to you. LCP's privacy policy giving a high level overview of how LCP approaches data protection and your personal information can be found at [www.lcpproperties.co.uk/uploads/files/LCP-Privacy-Web-and-Data-Policy-May-2018.pdf](http://www.lcpproperties.co.uk/uploads/files/LCP-Privacy-Web-and-Data-Policy-May-2018.pdf).