

# TO LET

GROUND FLOOR RETAIL UNIT

## 1,875 sq.ft

(174.2 sq.m)

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Commercial space to let

41 Carr Street

Suitable for Class E Usage

All Enquiries

info@searce.com  
0207 226 6508

Rachel Jordan  
rachel@bomcommercial.co.uk  
01473 211933  
01471 083167

Paul Bugaja  
Paul.Bugaja@colliers.com  
020 7344 6831  
07743 415 336

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**M** UNIT 41

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

Nearby Occupiers Include

Specsavers

cardfactory

**b&m**

### 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: 1,875 sq.ft (174.2 sq.m).

### RENT

£15,000 per annum + vat.

### SERVICES

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

### RATEABLE VALUE

Rateable Value: £15,000 + vat.

### SERVICE CHARGE

Service Charge: £2,541.60 + 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



# CARR STREET

## UNIT 41

### SHEET ANCHOR EVOLVE

part of M<sup>Core</sup>

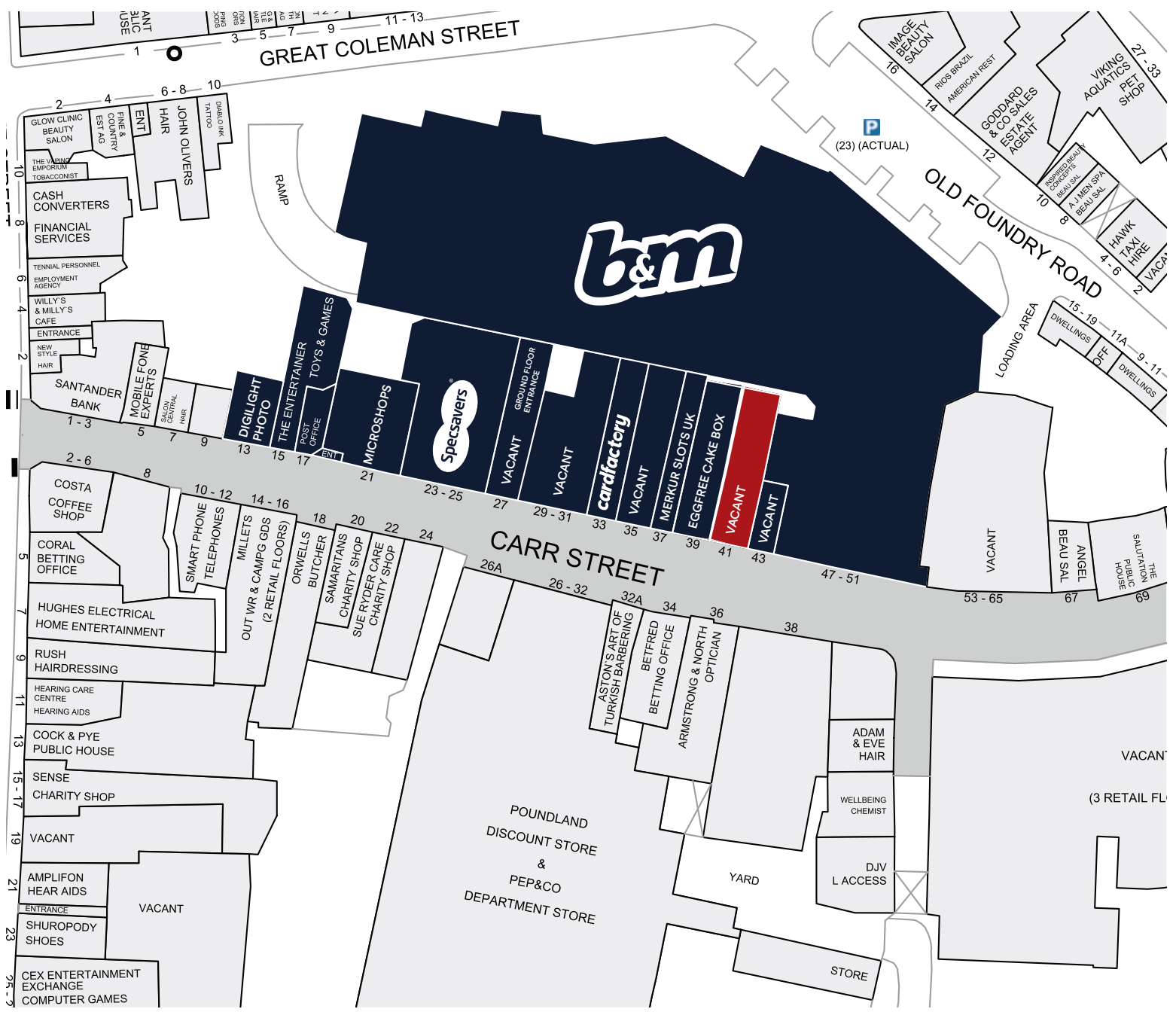
020 7228 6508  
info@saevolve.com

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



**Rachael Jackson**

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



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