

**AVAILABLE BY WAY OF ASSIGNMENT** 

### \*AVAILABLE DUE TO RELOCATION & EXPANSION\*

## Ipswich- Unit 1, Euro Retail Park, IP3 9QG



#### **LOCATION**

Euro Retail Park is located South East area of Ipswich town centre. Other occupiers located on Euro include Sports Direct, B&Q, Wren and Halfords. The park also benefits from being situated nearby to the newly developed John Lewis & Waitrose, with Sainsburys also located within close proximity. We understand the population for Ipswich is approximately 170,000.

#### **DESCRIPTION**

The property extends to the following approximate dimensions. Interested parties are advised to undertake their own calculation.

 Ground Floor
 20,080ft2
 1865.5m2

 First Floor Storage
 2,066ft2
 192m2

#### **TENURE**

The unit is available on a lease due to **expire 31**<sup>st</sup> **January 2030**.

#### **RENT**

The current rent passing is £300,000pax.

#### **SERVICE CHARGE**

Information available on request.

#### **INCENTIVES**

Offers invited.

#### **RATES**

Information obtained from the VOA website indicates that the rates for the property are as below. Interested parties are advised to make their own enquiries with the Local Authority for verification.

Rateable Value - £307,500 Rates Payable 2020/21 (50.4p) - £154,980

#### **VIEWINGS**

Strictly by appointment only via Burns Property Consultants.

#### **CONTACT**

Martin Musgrave

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Or alternatively our joint agent

Graham Mackintosh
Francis Darrah Chartered Surveyors
graham@fdarrah.co.uk

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Subject to Contract 17.06.20

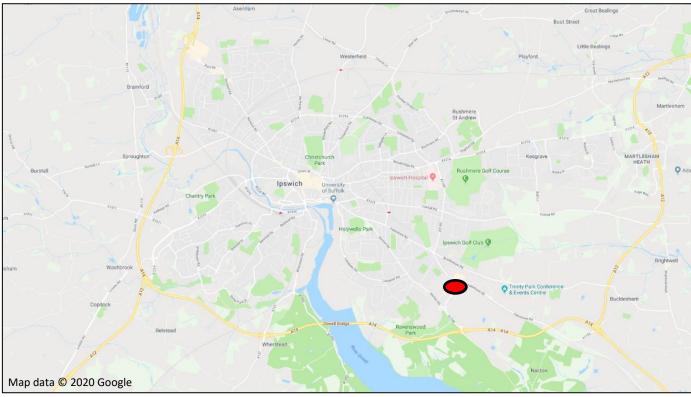
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# TO LET

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