

**\*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.

|                            |                             |                            |
|----------------------------|-----------------------------|----------------------------|
| <b>Ground Floor</b>        | <b>20,080ft<sup>2</sup></b> | <b>1865.5m<sup>2</sup></b> |
| <b>First Floor Storage</b> | <b>2,066ft<sup>2</sup></b>  | <b>192m<sup>2</sup></b>    |

### 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 -                | £292,500 |
| Rates Payable 2023/24 (51.2p) - | £152,100 |

### VIEWINGS

Strictly by appointment only via Burns Property Consultants.

### CONTACT

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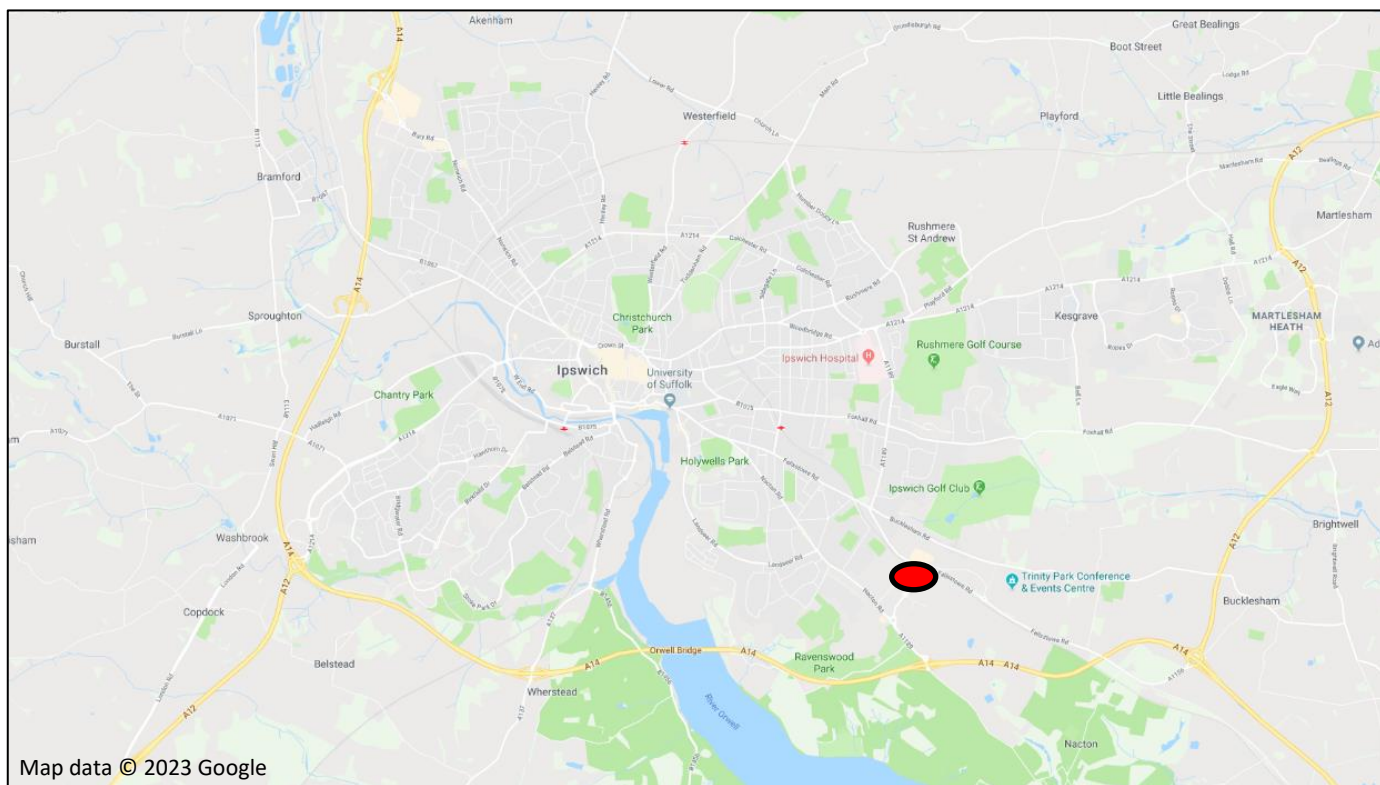
**Subject to Contract 01.07.23**

# BPC

RETAIL PROPERTY SPECIALISTS

# TO LET

AVAILABLE BY WAY OF ASSIGNMENT



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