

Bargain Buys Premises, Felixstowe Road, Ipswich, Suffolk, IP3 9BG



Large Retail  
Unit in Popular  
Neighbourhood  
Shopping  
Centre

## To Let

- Located in popular retail scheme on busy arterial road
- 14,856 sq ft (1,380 sq m)
- Nearby occupiers including Aldi, East of England Coop Food Store, British Heart Foundation, Energie Fitness and Greggs
- 160 customer parking spaces



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# Details

## Location

Ipswich is the county town of Suffolk with a resident population of approximately 133,000 and a catchment of 330,000.

Rosehill is situated in a busy residential area on Felixstowe Road, one of the principal arterial roads into the town centre and close to the junction with Derby Road. The town centre is within about 1.6 miles to the west and the A14 within 2 miles to the south.

## Description

Rosehill is a popular neighbourhood shopping centre. Other occupiers include Aldi, East of England Cooperative Food Store, British Heart Foundation, Energie Fitness and Greggs. The scheme benefits from approximately 160 customer parking spaces.

The premises comprise a retail unit with glazed frontage and rear service yard, shown edged red on the site plan opposite.

Ancillary accommodation includes large storage area served by rear loading bay, office, staffroom and wc facilities.

The retail area is currently fitted with:

- Suspended ceiling
- Air conditioning
- Surface mounted fluorescent lighting
- Vinyl floor coverings.

## Accommodation

The premises provide the following approximate floor areas and dimensions:

Gross external frontage	25.44 m
Internal width	24.17 m
Shop depth	54.67 m
Maximum depth	59.80 m
Gross internal floor area	14,856 sq ft (1,380 sq m)

## Services

Mains electricity, water and drainage are connected.

We have not tested any of the services and all interested parties should rely upon their own enquiries with the relevant utility companies in connection with the availability and capacity of all of those serving the property including IT and telecommunication links.

## Business Rates

The premises are assessed as follows:

Rateable Value	£182,000
Rates Payable (2020/21)	£ 93,184 per annum

The rates are based on a UBR for the current year of 51.2p in the pound. All interested parties should make their own enquiries with the local rating authority in order to verify their rates liability.

Particulars for Bargain Buys Premises, Felixstowe Road, Ipswich

## Planning

The property has planning permission for class A1 retail.

All interested parties should make their own enquiries with the local planning authority regarding their proposed use.

## Local Authority

Ipswich Borough Council  
Grafton House  
15-17 Russell Road  
Ipswich  
IP1 2DE

01473 432000

## Restrictive Covenant

The premises may not be used as a supermarket.

## Energy Performance Certificate

C-61

## Terms

The premises are available on a new lease upon terms to be agreed.

Rent upon application.

## Viewing

Strictly by prior appointment with the sole agents:

## Fenn Wright

1 Buttermarket, Ipswich, IP1 1BA

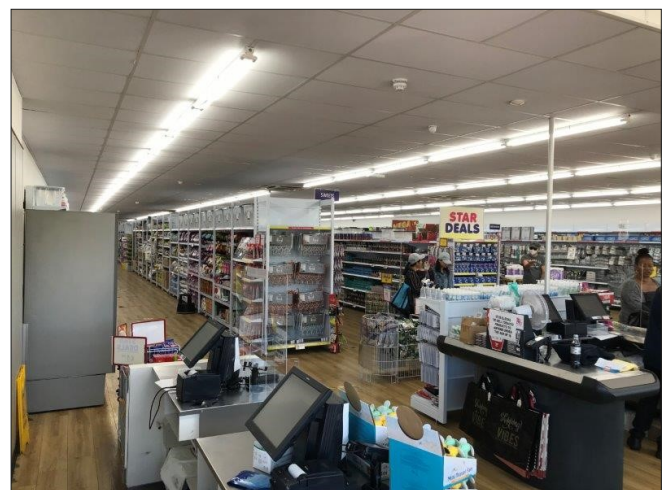
**01473 232701**

**fennwright.co.uk**

Contact **Alistair Mitchell**  
agm@fennwright.co.uk

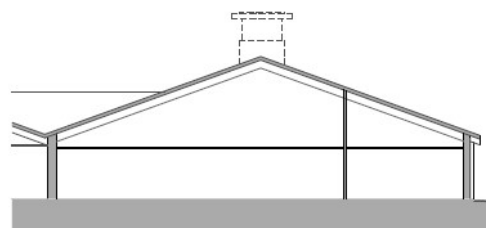
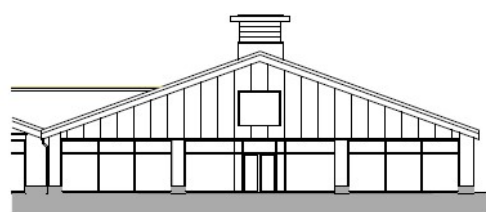
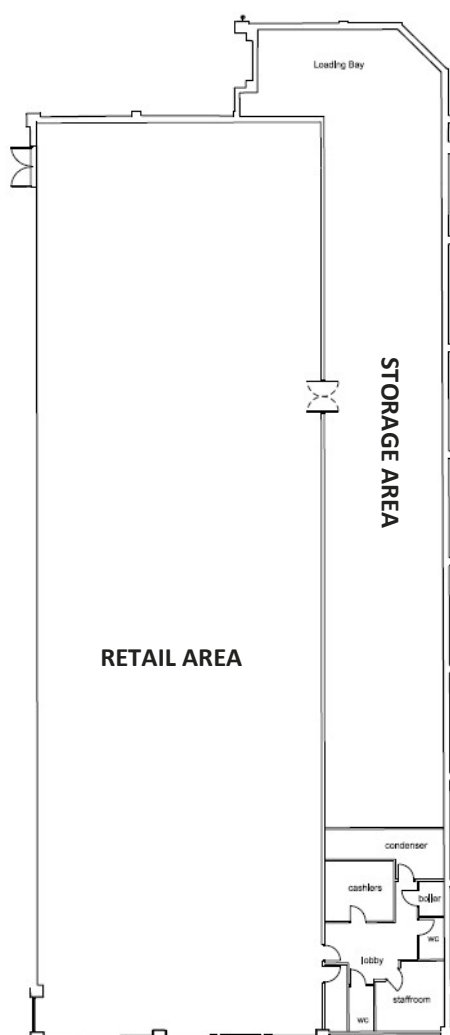
## Particulars

Property details prepared in August 2020.





**NOT TO SCALE—FOR IDENTIFICATION PURPOSES ONLY**



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For further information call

**01473 232701**  
or visit [fennwright.co.uk](http://fennwright.co.uk)

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