



TO LET – RETAIL UNIT

Ipswich Station, IP2

greateranglia

Location:

Ipswich is on the Great Eastern Main Line and provides commuters with direct access to London Liverpool Street and Norwich. The station also connects to Colchester, Chelmsford and Manningtree.

*The latest figures available from the Office of Rail & Road (ORR) recorded passenger entries and exits of 2,682,574 for 2022/23.

2.6m+
Annual Footfall*

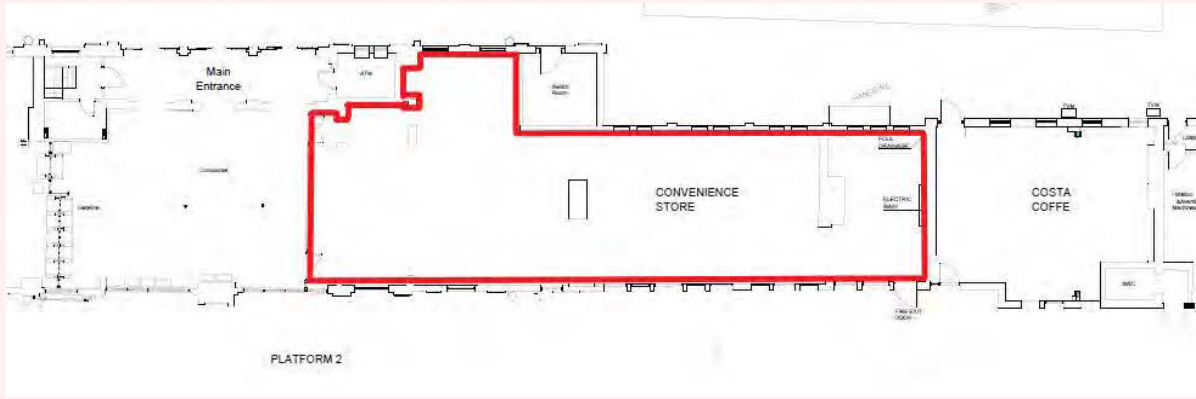
For further detail about this opportunity please contact enquiries@advanceventures.co.uk

Description:

A new retail business opportunity has arisen in Ipswich Station. The unit has been recently redeveloped and would suit convenience store operator or other specialist retailers.



* Footfall figures from the Office of Rail & Road for 2022/23



Property:

Newly redeveloped retail premises forming part of the station building. The unit benefits from flexible space and back of house. Dedicated extract route and all other services are included. The premises will be offered in a shell and core condition ready for tenant fit-out.

Unit Size:

Retail Unit: 261 sq.m. 2,809 sq.ft.

Rent:

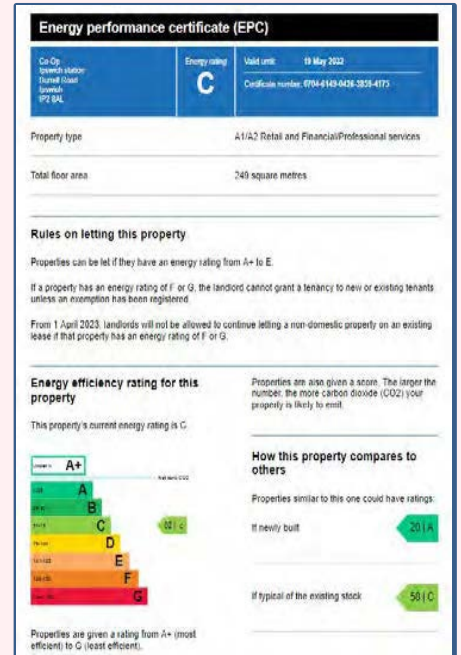
To be negotiated depending on use and is likely to comprise of a Minimum Guaranteed Rent and/or a rent base on turnover.

Rates, Services & Insurance:

Interested parties are advised to make their own enquires to the local planning and building authorities in respect of business rates and planning. Service charges and insurance costs will apply.

Costs:

The ingoing occupier will be responsible for all the Landlord and Superior Landlord's legal and professional fees.



For further detail about this opportunity and to arrange a viewing, please contact enquiries@advanceventures.co.uk

Abellio Greater Anglia Limited is a company registered in England and Wales with company number 06428369 and as lessor of this property gives notice that:

- (1) These particulars are produced in good faith but are a general guide only and do not constitute any part of a contract.
- (2) The property is offered subject to contract and unless otherwise stated all rents are quoted exclusive of VAT.
- (3) Nothing in these particulars should be deemed a statement that the property is in good condition, free from any deleterious materials or that any services or facilities are in working order.
- (4) Unless otherwise stated, no investigations have been made regarding pollution, or potential land, air or water contamination. The purchaser or lessee are advised to carry out their own investigations if required.
- (5) It should not be assumed that the property has all necessary planning, building or other consents required and the purchaser or lessee shall be responsible for obtaining such consents.