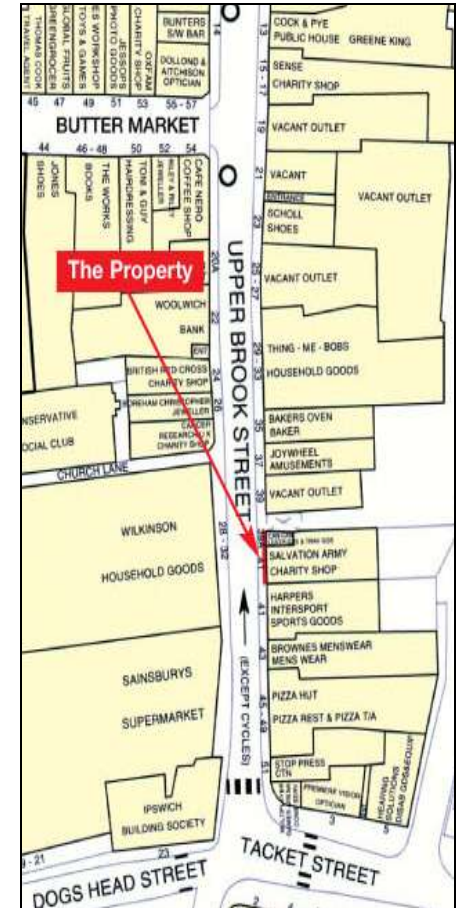


REFERENCE: 7077 – Salvation Army, Ipswich



## Freehold Retail Investment Let to Salvation Army - Ipswich

**ADDRESS:** 41 Upper Brook Street, Ipswich, Suffolk IP4 1DU

- Freehold Town Centre Shop Investment.
- Let to The Salvation Army –lease renewed in 2010
- SPV Available. Lease expires 2020.
- Opposite Wilkinson and Sainsburys.

### LOCATION

Ipswich, the county town of Suffolk, is situated on the River Orwell some 75 miles north-east of London at the junction of the A12 and A14 trunk roads and serves a population of some 130,000. The road communications are supplemented by rail links to London and East Anglia whilst the busy port facilities at both Felixstowe and Harwich are close by.

### SITUATION

The property is situated in a busy trading position fronting Upper Brook Street close to its junction with Tacket Street. Many multiples are represented in the vicinity including Wilkinsons and Sainsburys (opposite), with Pizza Hut, Woolwich Bank and other multiple occupiers close by. To the rear of the property is an NCP car park for 150 cars.

### DESCRIPTION

The property is arranged on basement, ground and two upper floors to provide a ground floor retail unit with ancillary accommodation on the first floor. It is believed that the basement is accessed by a trap door whilst there is currently no access to the second floor. To the rear is a service yard with access from the driveway leading to Tacket Street.

### ACCOMMODATION

Gross Frontage 6.65 m (21' 10"), Net Frontage 6.00 m (19' 8"), Shop Depth 17.80 m (58' 5"), Built Depth 23.00 m (75' 5")  
Basement (Not used), First Floor 147 sq m (1,582 sq ft), Second Floor (Not inspected)

### TENANCY

The entire property is at present let to the Salvation Army for a term of 10 years from 26 March 2010 at a rent of £27,000 pa, exclusive of rates. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants.

**RENT:** £27,000 p.a.

**TENURE:** Freehold

**VAT IS:** Not Applicable

**PRICE:** Offers in excess of £ 375,000 – 7.2% Net

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