

HARRIS
COMMERCIAL

COMMERCIAL SURVEYORS,
VALUERS & PROPERTY MANAGERS

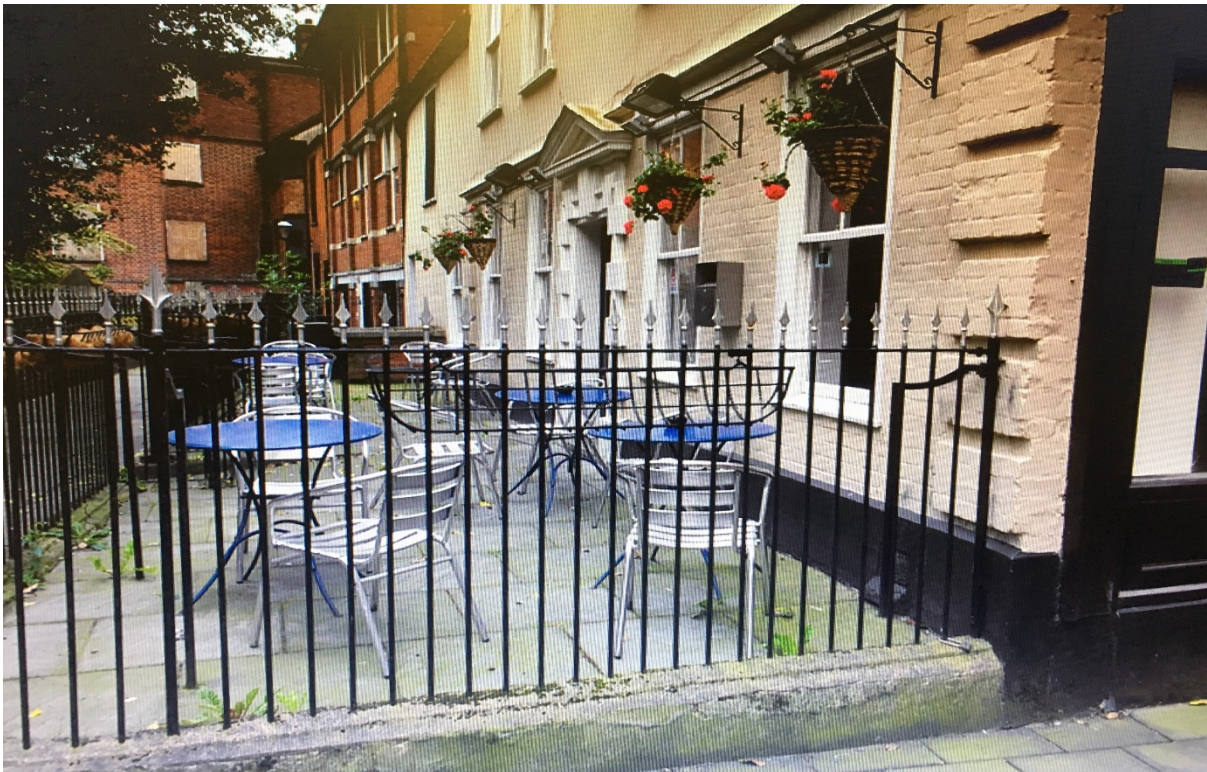
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IPSWICH, SUFFOLK
BAR/BISTRO OPPORTUNITY
TO LET- VAT FREE
TOWN CENTRE LOCATION



Church's Bar Bistro
Tower Churchyard
Off Tavern Street
Ipswich
Suffolk IP1 3BW

LOCATION

Located in Tower Churchyard, just off Tavern Street which is the main shopping thoroughfare of Ipswich Town Centre, Church's Bar Bistro nestles within the precincts of Ipswich's main Civic Church, St Mary-Le-Tower.

A popular venue for Lunch and Dinner, Church's Bar Bistro's main ground floor restaurant can accommodate 32 covers, with additional function rooms on the first and second floors with seating for an additional 50 persons.

The property also benefits from a pleasant front terrace for al-fresco dining during the Summer months.

FLOOR AREAS:	<i>(all areas stated are approximate only)</i>	SQ.M	SQ.FT
	Ground floor	63.48	683
	First Floor	42.42	456
	Kitchen	8.06	86
	+ Store & Preparation Rooms		
	Second Floor	41.33	445
	TOTAL:	155.29	1,672

Separate Male & Female WC's

TERMS:

A new full repairing and insuring lease is available for a term of 20 years incorporating 5 yearly rent reviews.

RENT:

£40,000 per annum exclusive.

VAT:

VAT is not chargeable on the rent.

BUSINESS RATES:

Rateable Value: £15,750. Rates Payable: £7,764.75

EPC:

Rated C. An Energy Performance certificate is available upon request.

LEGAL COSTS:

Ingoing tenant to be responsible for the Lessor's legal costs.

VIEWING:

Strictly by appointment with *SOLE LETTING AGENTS:-*

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