

# **HARRIS**

## **COMMERCIAL**

COMMERCIAL SURVEYORS,  
VALUERS & PROPERTY MANAGERS

No.1 Lower Brook Mews  
Lower Brook Street  
Ipswich, Suffolk IP4 1RA

Telephone: (01473) 221222

Fax: (01473) 221002

E-mail: [enquiries@harriscommercial.com](mailto:enquiries@harriscommercial.com)

## **FREEHOLD INVESTMENT FOR SALE IPSWICH TOWN CENTRE**

### **RETAIL CORNER SHOP WITH SEPARATE SELF CONTAINED FIRST FLOOR UPPER PART**



**22 Upper Orwell Street  
Ipswich  
IP4 1HW**

**LOCATION:**

The Property is located at the top end of Upper Orwell Street close to the town centre and comprises a corner shop at the junction with Union Street.

There is a first and second floor upper part approached via a metal staircase from the rear.

The shop traded very successfully for many years as Roberts the Jewellers.

**ACCOMMODATION:**

*(All dimensions and areas approximate only)*

Frontage: 4.85m  
Return frontage to Union Street: 2.9m  
Depth: 5.50m

**Total Retail area: 24.75m<sup>2</sup> (266.41 ft<sup>2</sup>)**

Anodised aluminium shop front with display windows to Upper Orwell Street and return frontage to Union Street. Modern suspended ceiling. Cat A lighting box units. Spotlighting.

First floor:  
6.26m x 4.53m + separate room 2.48m x 2.38 m

**Total first floor: 34.25 m<sup>2</sup> (368.70 ft<sup>2</sup>)**

Second floor: (bedroom)  
3.84m x 2.50m – 9.6m 103.33 ft<sup>2</sup>)

**TENURE:**

The Property is let on a full repairing lease which expires on 1<sup>st</sup> December 2023 at a rental of £10,000 per annum exclusive

**PRICE:**

Offers in the region of £150,000 are invited for the freehold interest. A purchase at this price would offer an investor a net initial yield of 6.5% assuming purchase costs at 2.75%

**EPC:**

Energy rating C: - certificate available upon request.

**LEGAL COSTS:**

Each party to bear their own legal costs.

**VIEWING:**

Strictly by prior appointment with the Agents:-

**HARRIS COMMERCIAL SURVEYORS**

**Tel: (01473) 221222**

[www.harriscommercial.com](http://www.harriscommercial.com)