

TO LET

PROMINENT  
RETAIL UNIT

1,331 sq.ft (123.6 sq.m)

- Fully glazed frontage
- High footfall pedestrianised area
- Close to public car parks
- Nearby traders include Sports Direct, The Entertainer, B&M, Argos, Costa



**UNIT 13, The Eastgate Centre, Carr Street, Ipswich,  
Essex, IP4 1ER**

 Retail property expertise  
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**020 7182 7480**

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commercial  
01473 211933

**LCP**  
**020 7233 5255**  
www.lcpproperties.co.uk

# UNIT 13, The Eastgate Centre, Carr Street, Ipswich, Essex, IP4 1ER

## DESCRIPTION

The property comprises a lock-up shop with ground floor sales area and basement ancillary, which benefits from a fully glazed wide frontage onto Carr Street. There are public NCP car parks nearby.

Nearby traders include Card Factory, Milletts, The Entertainer, Poundland, B&M, Peacocks, Specsavers, Superdrug, Argos, Sport Direct and Costa.

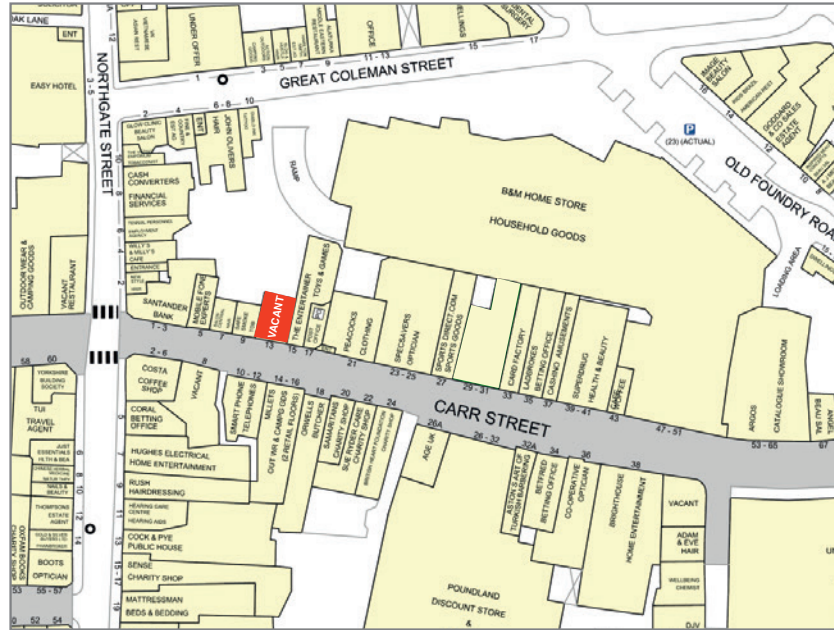
## AREAS (approx. NIA)

	Sq.ft	Sq.m
Ground Floor	728	67.6
Basement Ancillary	603	56
<b>TOTAL</b>	<b>1,331</b>	<b>123.6</b>

## LOCATION - IP4 1ER

Ipswich is the administrative and county town of Suffolk with a resident population of 130,000 and a retail catchment population of approximately 300,000.

The town lies on the Rover Orwell, approximately 70 miles north east of central London, 55 miles south east of Cambridge, 43 miles south of Norwich and 18 miles north east of Colchester. Major roads in the area include the A12, which provides dual carriageway access to the A14, providing a principal link from the Port of Felixstowe (9 miles to the south east) to the East Midlands.



## SERVICE CHARGE & INSURANCE

The premises are available by way of a new full repairing and insuring lease for a term of years to be agreed.

## SERVICES

All mains services are available.

## ENERGY PERFORMANCE

Further information available upon request.

## PLANNING

Property is suitable for A1, A2 and A3 uses subject to planning. It is the incoming tenant's responsibility to verify that their intended use is acceptable to the Local Planning Authority.

## LEGAL COSTS

Each party is responsible for their own legal costs in connection with the granting of a lease.



## VIEWING

Strictly via prior appointment with the appointed agents:

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