

Ipswich
17-19 (odd) Tavern
Street
Suffolk
IP1 3AA

- **Well Located Attractive Freehold Shop Investment**
- The largest town in Suffolk and one of the principal shopping centres in East Anglia
- Prime corner location in town centre
- Let to The Body Shop International (1) plc and Game Retail Ltd (3)
- Reversions 2018
- Current Rent Reserved
£225,000 pa (2)

On the instructions of J Gershinson FRICS and V Liddell MRICS of Allsop LLP acting as Joint Fixed Charge Receivers



Tenure
Freehold.

Location
Ipswich is the largest town in Suffolk and the administrative centre for the whole county. It is located 106 km (66 miles) north east of London, 26 km (16 miles) north east of Colchester, and 16 km (10 miles) west of Felixstowe. Ipswich benefits from excellent road communications located at the junction of the A12 and the A14. The town also benefits from regular rail services to London Liverpool Street with fastest journey times of approximately 1 hour 10 minutes. Stansted Airport is approximately 64 km (40 miles) to the south-west. The subject property occupies a well located trading location with return frontage on the junction of Tavern Street and Tower Street which is the main retailing thoroughfare in the town. The property is located close to the entrance of the Tower Ramparts Shopping Centre and is in close proximity to other retailers including H&M, Republic, Boots, River Island and Debenhams.

Description

This attractive property is arranged to provide two ground floor shop units and ancillary storage and accommodation on the upper floors. No. 17 provides a retail unit on ground floor with ancillary and staff accommodation on two upper floors. No. 19 provides a retail unit on ground floor with return frontage on Tower Street and ancillary and staff accommodation on three upper floors.

VAT

VAT is applicable to this lot.

Documents

The legal pack will be available from the website www.allsop.co.uk

Energy Performance Certificate

Range from EPC Rating 91-103 Bands D-E (Copies available on website).

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
17 Tavern Street*	The Body Shop International plc (1)	Ground Floor 144.28 sq m (1,553 sq ft) First Floor 120.96 sq m (1,302 sq ft) Second Floor 49.05 sq m (528 sq ft)	5 years from 25/12/2013 FR & I	£130,000 p.a (2)	Reversion 2018
19 Tavern Street	Game Retail Ltd (3)	Ground Floor 80.17 sq m (863 sq ft) First Floor 103.12 sq m (1,110 sq ft) Second Floor 99.78 sq m (1,074 sq ft) Third Floor 68.75 sq m (740 sq ft)	A lease from 24/06/2012 to 31/01/2018 FR & I	£95,000 p.a.	Reversion 2018

- (1) The Body Shop International plc trading as The Body Shop was founded by Dame Anita Roddick in 1976 and now trades from over 2,500 stores in over 60 markets worldwide.
 - (2) There is a rent free period from 25.03.2014 to 24.08.2014. The Seller will top up the rent from completion, by way of a reduction in the purchase price, until expiry of the rent free period so that the Buyer effectively receives £130,000 pa from completion.
 - (3) Game Retail Limited is a wholly owned subsidiary of Game Digital plc, which currently trades as GAME from 321 stores in the UK. Game Digital plc floated on the London Stock Exchange in June 2014 valuing the company at £350million.
- * 17 Tavern Street areas as agreed with tenant on lease renewal.

Total £225,000 p.a. (2)

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

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