

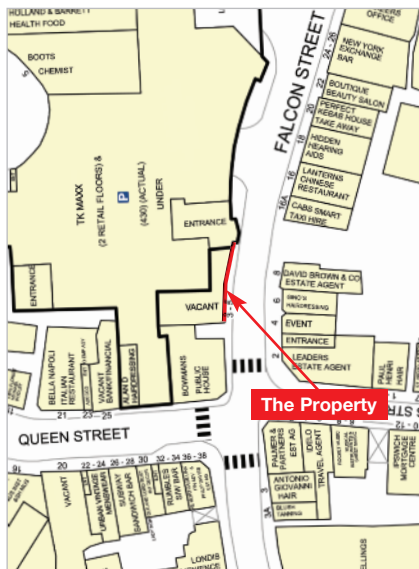
Ipswich
Bowmans Nightclub
3-5 Falcon Street
Suffolk
IP1 1SH

- Freehold Vacant Town Centre Former Nightclub
- Total GIA 451.65 sq m (4,860 sq ft)
- Comprising a former nightclub/bar
- Grade II listed
- Empty business rates not payable due to listed status
- No VAT applicable

Vacant Possession

On the Instructions of Joint Administrators

SIX WEEK COMPLETION AVAILABLE



Tenure
 Freehold.

Location
 Ipswich, with a population of 133,000, is the county town of Suffolk and is situated on the River Orwell some 66 miles north-east of London. The town is located at the junction of the A12 and A14, with road communications supplemented by rail links to London and East Anglia. The busy port facilities at both Felixstowe and Harwich are close by.

The property is located on the north side of Falcon Street, close to its junction with Queen Street and adjoining the car park entrance to The Buttermarket Shopping Centre, which is home to TK Maxx, Boots the Chemist, Holland & Barrett, New Look, Prezzo, Byron Burger and Wagamama.

Other occupiers close by include Subway, Zizzi Italian and a range of local shops, bars and restaurants.

Description
 This Grade II listed property is arranged on basement, ground, mezzanine and one upper floor to provide a former nightclub/bar. NB. A list of assets to be included in the sale will be available within the online legal pack.

The property provides the following Gross Internal Areas:

Basement	63.75 sq m	(686 sq ft)
Ground Floor	145.90 sq m	(1,570 sq ft)
Mezzanine	88.60 sq m	(953 sq ft)
First Floor	153.40 sq m	(1,651 sq ft)
Total	451.65 sq m	(4,860 sq ft)

Tenancy
 The entire property is to be offered with VACANT POSSESSION.

VAT
 VAT is not applicable to this lot.

Licencing
 The premises licence has lapsed but permitted the sale of alcohol from 11am until 1.30am Monday to Wednesday and 11am until 3.30am Thursday to Sunday.

Rateable Value
 The 2017 rateable value is £40,000. NB. Due to the property's listed status, empty rates are not payable.

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

Energy Performance Certificate
 EPC Rating 86 Band D (Copy available on website).