

25 St.Nicholas Street

Ipswich

IP1 1TW

Leasehold: Nil premium

Annual Rent: £18,000

Ref: 1466645

KEY HIGHLIGHTS

- New 20-year FOT Lease, Rent - £18,000
- Town Centre Location
- Approximately 50 covers over two floors
- Enclosed courtyard
- Gross Internal Area; 154 sq m / 1,662 sq ft
- Vacant Possession. Grade II listed. EPC Rating C



LOCATION

25 St. Nicholas Street is prominently located at the centre of Ipswich's restaurant and wine bar district opposite a public car park. The highly visible property is a short walk from both the town centre and the Waterfront as well as the University Campus, so benefits from a high level of passing trade.

INTERNAL DETAILS

Main entrance directly off St. Nicholas Street into porch leading through to ground floor dining area seating approximately 20 with bar servery and open kitchen pass. The restaurant extends to the first floor via stairs to the rear of the property where approximately 30 covers can be accommodated.
Ladies and gents WCs on the first floor.

THE OPPORTUNITY

In our opinion, this is an exciting opportunity to take on a new lease in a very busy town centre location which has capacity for another thriving restaurant. Historically, this property has seen multiple successful restaurant operators and is ready for another with our client keen to secure a long-term tenant.

FIXTURES & FITTINGS

The property is vacant and let on an "as seen" basis.

TENURE

We are offering a New 20-year FRI lease with Nil Premium. Any potential tenant will be expected to provide a security deposit to secure the new lease.





TRADING INFORMATION

No trading information is available.

TRADING HOURS

The Premises license grants the following permission:

Time From Time To
L. Late night refreshment (Indoors)
Sunday 23:00 23:30
Monday to Saturday 23:00 00:00
M. The sale by retail of alcohol for consumption ON the premises only
Sunday 12:00 23:30
Monday to Saturday 10:00 00:00







EXTERNAL DETAILS

An enclosed courtyard which can accommodate circa 50 customers.

REGULATORY

Premises license

BUSINESS RATES

Rateable value effective from April 2023 - £13,750



DEBT & INSURANCE ADVISORY

FINANCE

Christie Finance has over 40 years' experience specialising in sourcing commercial finance. We can offer support throughout the whole buying process, working tirelessly on your behalf to deliver effective funding solutions on a timely basis. We can offer both secured and unsecured lending solutions to suit potential buyer requirements.

CONTACT

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CONDITIONS OF SALE

These particulars are a general guide to the property and are not to be relied on as statements or representations of fact. Purchasers should instruct professional advisers and rely on their own searches, enquiries and inspections regarding the property and any associated business. Neither Christie & Co nor any employee is authorised to give any representation or warranty regarding the property. Christie & Co for itself and for its client gives notice that: (a) these particulars are made without responsibility on the part of Christie & Co or the client and do not constitute any part of an offer or contract; (b) Christie & Co has not conducted a detailed survey or tested services, appliances or fittings; and (c) any dimensions, floor plans and photographs provided are for indicative purposes only.

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residential address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Christie & Co employee, or certified copies be provided.

CONTACT

No direct approach may be made to the business. For an appointment to view, please contact the vendor's agent:



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