

lot 2

11 Museum Street
Ipswich, Suffolk IP1 1HH

Rent
£42,400
per annum
exclusive

Freehold Office Investment

- Entirely let to Strutt & Parker LLP who have been occupying the building since at least 1965
- Attractive period property in Ipswich - the County Town of Suffolk

- Mixed commercial area just off pedestrianised Westgate Street
- Parking to the rear for approximately 14 cars
- Six Week Completion



Location

Miles: 85 miles north-east of London
55 miles east of Cambridge

Roads: A12, A14

Rail: Ipswich for London Liverpool Street in approximately 1 hour

Air: Stansted International Airport 50 miles

Situation

The property is situated on the east side of Museum Street just off Westgate Street, Ipswich's principal pedestrianised shopping street, which has many well known retailers including Marks & Spencer, Primark, Next and Monsoon. The immediate area around the property has a mix of commercial occupiers in a historic part of Ipswich town centre.

Description

The property comprises an attractive pair of inter-linked period offices with customer facing space to the ground floor and two further floors of offices and ancillary accommodation above. It also benefits from 14 car parking spaces to the rear (2). This listed property was formerly residential and probably constructed in the early nineteenth century.

Tenure

Freehold.

VAT

VAT is applicable to this lot.

Viewings

There will be block viewings for this property. Interested parties must register their details with the Auctioneers and provide identification on site.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reversion
Basement	Ancillary	49.70 sq m (535 sq ft)	STRUTT & PARKER LLP (1)	30 years from 29/09/1988	£42,400	28/09/2018
Ground	Office	138.43 sq m (1,490 sq ft)				
First	Office and Ancillary	124.31 sq m (1,338 sq ft)				
Second	Office and Ancillary	136.94 sq m (1,474 sq ft)				
Totals		449.38 sq m (4,837 sq ft)			£42,400	

- (1) The property is let to Strutt & Parker LLP with three named LLP members acting as surety. For the year ending 30/04/2013, Strutt & Parker LLP reported a turnover of £83,729,000, pre-tax profits of £15,078,000 and a total net worth of £11,895,000. (Source: www.riskdisk.com 20/12/2013)
- (2) There is no legal right of way from Museum Street to the car parking at the rear. Access to the parking is granted under licence over the adjoining owner's roadway.

For further details please contact:

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