

Compound G, Dales Court Business Centre, Ipswich, IP1 4JR



For Sale

- Good access to Ipswich and the A14
- 56.18 sq m (605 sq ft)
- £15,000 plus VAT

Secure
Compound
56 sq m (605
sq ft)

Details

Location

Ipswich is the County town of Suffolk with a resident population of approximately 130,000 and a catchment population of almost 350,000. The A12 and A14 provide excellent road communications with the Port of Felixstowe, London and the Midlands.

Dales Court Business Centre is located to the north west of Ipswich town centre. It is in close proximity to Norwich Road, which is one of the main arterial routes into the town centre from the A14.

See location plan on back page.

Description

Compound G comprises a self-contained surfaced storage yard as shown edge red for identification purposes only on the site plan opposite. The yard has steel palisade fencing to three sides a brick wall to the rear boundary and served by double gates. The yard currently has a 20 ft storage container within.

Accommodation

The compound provides the following approximate floor areas and dimensions:

Compound G	56.18 sq m	(605 sq ft)
Gate Width	2.98 m	

Planning

We understand that the compounds are for storage related uses. In accordance with planning permission IP/03/00630FUL the compound shall not be occupied by tyre and exhaust centres, for car panel beating, spraying and mechanical repairs and storage of cars.

Business Rates

The property is assessed as follows:

Rateable Value: £880
Rates Payable (2017/18): £410.08 per annum

The rates are based on a UBR for the current year of 0.466 pence in the pound. Small business rate relief may be available providing up to 100% exemption. All interested parties should make their own enquiries with the local rating authority to verify their rates liability.

Local Authority

Ipswich Borough Council
Grafton House
15-17 Russell Road
Ipswich
Suffolk
IP1 2DE

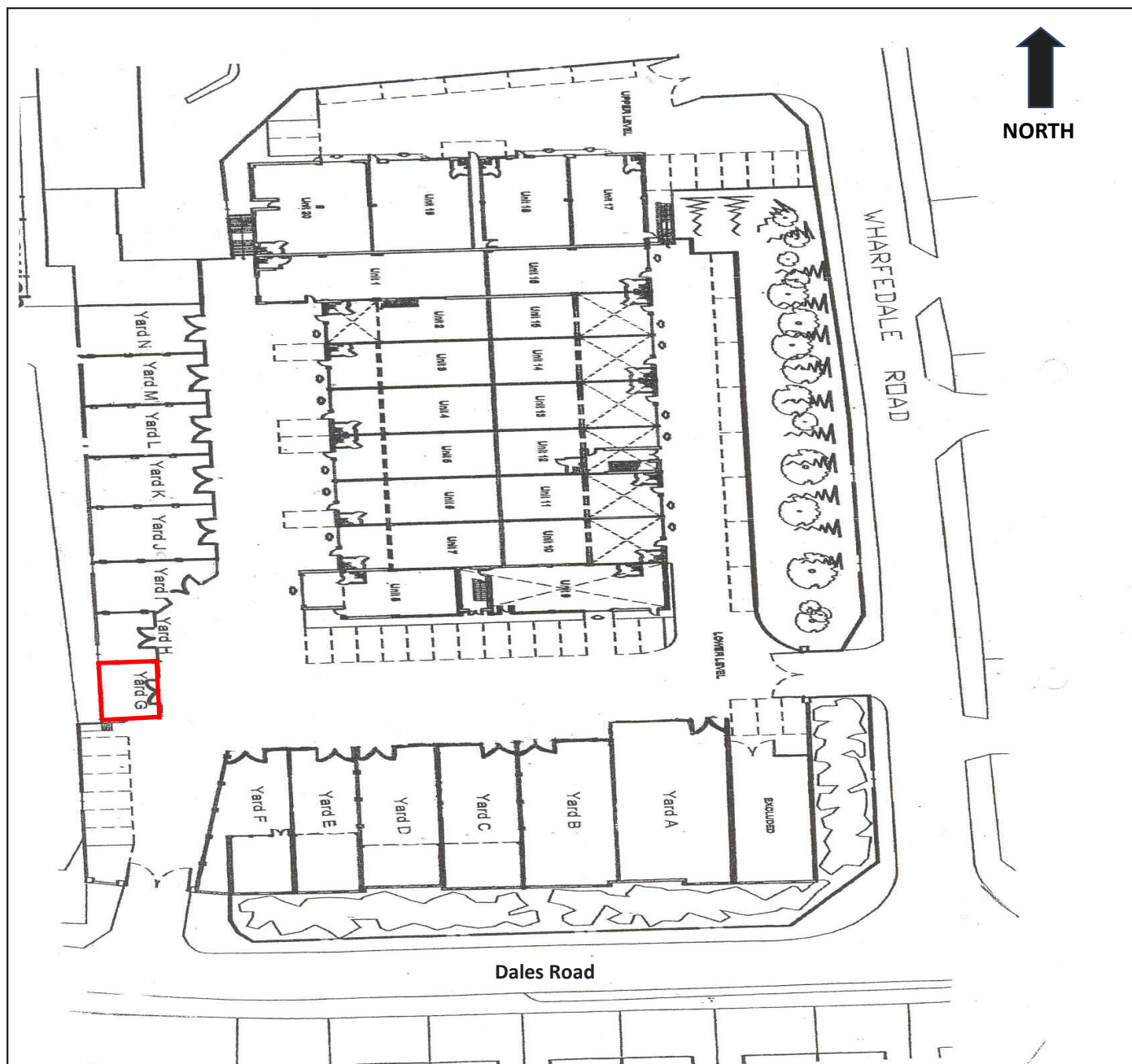
T: 01473 432000

Terms

Offers are invited in the region of £15,000 plus VAT for the freehold interest with vacant possession upon completion.

Legal costs

Each party to be responsible for their own legal costs.



Particulars

Prepared in November 2017.

Viewing

Strictly by prior appointment with the sole agents:

Fenn Wright

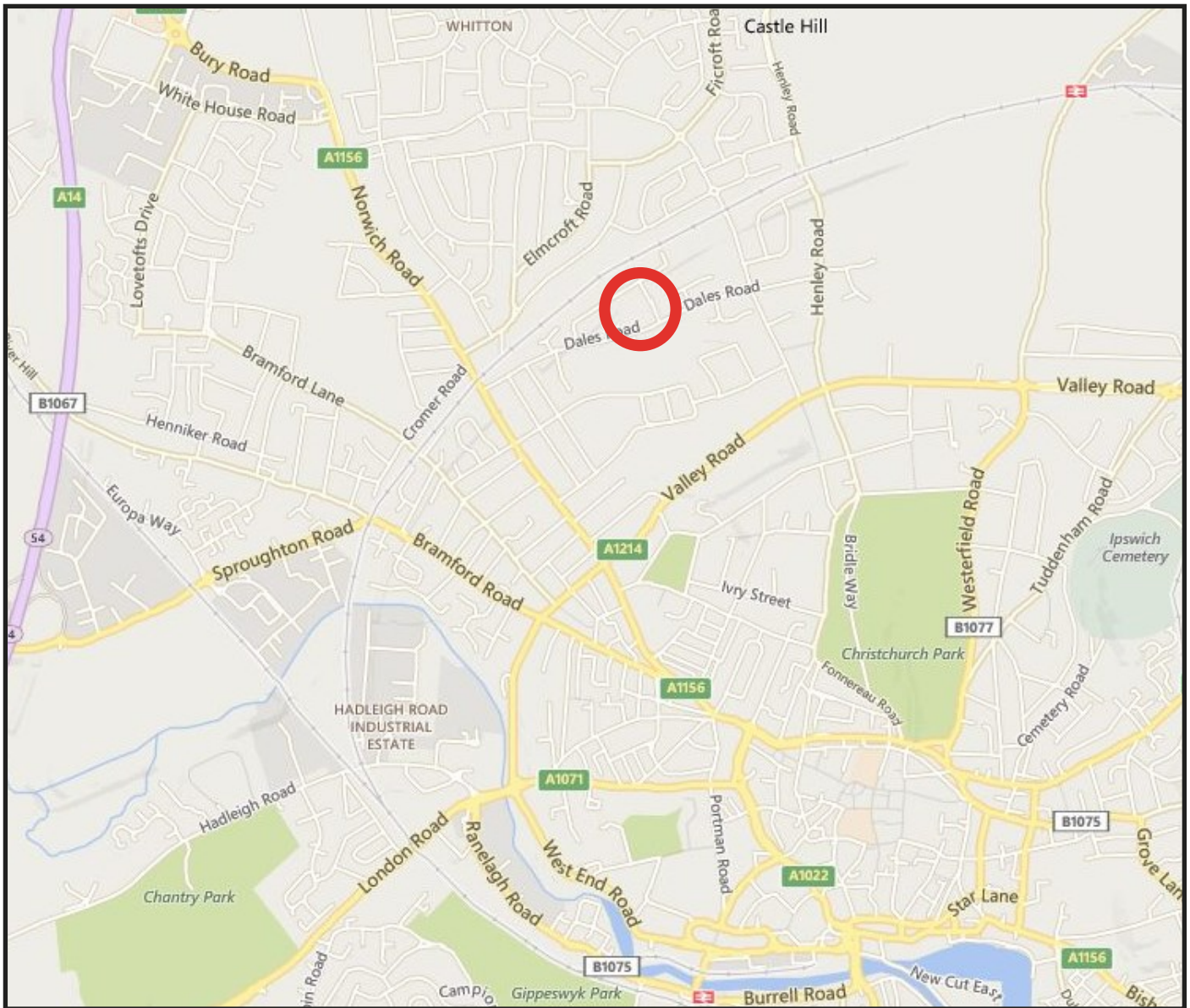
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Contact **Hamish Stone**

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For further information

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have Essex
and Suffolk
covered**