

**6 WEEK COMPLETION
FUTURE REDEVELOPMENT OPPORTUNITY**



SITUATION

Occupying a prominent position close to the junction with Pearce Road, near a **Plumb Center** and **Lloyds TSB**, and being close to Derby Road Railway Station serving the surrounding residential area.

Ipswich is the county town of Suffolk and an important administrative commercial centre which lies on the A12 and A14 trunk roads some 75 miles north-east of London.

PROPERTY

A corner site upon which stands a **Single Storey Garage/Workshop** benefiting from front forecourt parking and roller shutter doors.

ACCOMMODATION

Site Depth	145 ft (max)
Site Frontage	85 ft
Site Area	Approx 7,050 sq ft
Ground Floor Workshop: GIA	Approx 2,760 sq ft (Incl Reception/Office/WC)

VAT is NOT payable in respect of this Lot

£6,000 per annum

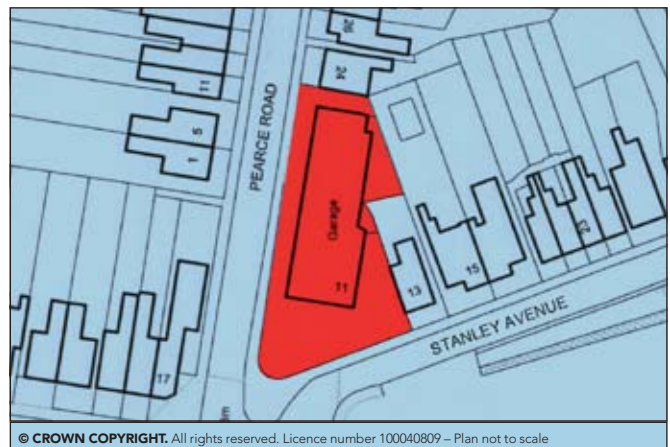
The Surveyors dealing with this property are **JONATHAN ROSS** and **NICHOLAS BORD**

FREEHOLD

TENANCY

The entire property is let on a full repairing and insuring lease to **D. Chambers and D. Elmer (car servicing/MOT/motor repairs/tyres & exhausts)** for a term of 5 years from 25th December 2012 at a current rent of **£6,000 per annum** exclusive.

Rent Review and Mutual Break December 2015



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VENDOR'S SOLICITORS
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FOR LEGAL DOCUMENTS, PLEASE REFER TO PAGE 4 OF THIS CATALOGUE
The successful Buyer will be liable to pay the Auctioneers an administration fee of £350 (including VAT) upon exchange of contracts