



SITUATION

Located close to the junction with Foundation Street, in the heart of the town centre, amongst a variety of retailers, coffee shops and restaurants.

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 mid-terrace building comprising a **Ground Floor Shop and Basement** with separate front access to **6 HMO Units** on the first and second floors.

3 of the HMO Units have their own shower/WC and there is also a communal Kitchen and 2 communal Shower Rooms/WC.

Note 1: There is a right of way on foot from the rear of the property into Little Wingfield Street.

Note 2: Refer to the Auctioneers for the video tour of the residential common parts.

VAT is NOT applicable to this Lot

FREEHOLD



Interior view of shop

Shop & Basement plus 6 HMO Units

The Surveyors dealing with this property are
Steven Grossman and Elliott Greene

Vendor's Solicitors

Patron Law

Tel: 020 8090 3823 Ref: Mendy Lawrence

Email: mendy.lawrence@patronlaw.co.uk

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,500 including VAT upon exchange of contracts
***Refer to points 9 and 10 in the 'Notice to all Bidders'**



TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop & Basement	Ground Floor Shop Gross Frontage 21'0" Internal Width 15'0" Shop Depth 30'9" Built Depth 45'8" External WC Basement Area Approx. 440 sq ft	M. Abubaker (Convenience Store)	10 years from 28th September 2017 (excl. s.24–28 of L&T Act 1954)	£10,000	FRI
Unit 1 (First Floor)	1 Room			VACANT (Currently on the market at £5,100 p.a.)	
Unit 2 (First Floor)	1 Room	Individual	6 months from 20th January 2025	£5,100	AST.
Unit 3 (First Floor)	1 Room plus Shower/WC	Individual	1 year from 24th February 2025	£7,200	AST.
Unit 4 (Second Floor)	1 Room ¹	Individual	1 year from 11th October 2024	£5,700	AST.
Unit 5 (Second Floor)	1 Room plus Shower/WC	Individual	6 months from 15th December 2023	£6,900	AST. Holding over. £663.46 Rent Deposit held.
Unit 6 (Second Floor)	1 Room plus Shower/WC	Individual	1 year from 1st February 2024	£7,200	AST. Holding over.
¹ Not inspected by Barnett Ross.				Current Total: £42,100 plus 1 Vacant Room	
				Estimated Total when fully let: £47,200 (Gross Yield 11.8%)	