

To Let - Waterside Bar/Restaurant/Coffee Shop Opportunity—The Mill, Unit 2, 7 Waterfront, Albion Wharf, Ipswich IP4 1FT



Location

Albion Wharf fronts onto Neptune Marina on the River Orwell. “The Waterfront” is now Ipswich’s premier leisure destination, a short walk from the town centre. Recently The Waterfront has seen considerable redevelopment including Dance East, the newly completed “Wine Rack” (140 apartments) and many other luxury residential developments. The University of Suffolk, Ipswich, hosting over 3,500 students is close by as well as occupiers including; Anytime Fitness, Pizza Express, Isaac’s, Premier Inn, Novotel, Travelodge and The Salhouse Harbour Hotel. Ipswich has a population of over **137,000** people. The marina houses many pleasure craft and Cardinal Leisure Park is a short walk.

Specification

The landlord will hand over the unit in an enhanced shell with capped off services, shop front, mezzanine and extract duct route and provides the following approximate net internal area and dimensions:

Unit 1:	U/Offer	Convenience Retail
Unit 2 Ground Floor:	203 sq m	2,185 sq ft
Mezzanine:	TBC	Up To Full Cover

Lease

The unit is to be offered by way of a new effectively full repairing and insuring lease for a term to be agreed, subject to a rent review at the fifth year of the term. Service charge estimate £2.00 per sq ft.

Terms

£65,000 per annum exclusive.

Details revised 2nd January 2024.

07798 742103

hoopercommercialproperty.com



Business rates

Rateable Value; To be assessed.

Parties are advised to verify the amount with the VOA.

Planning

Class E or Sui Generis – Restaurant use/Bar use. Both a recent change of use and on-license were obtained for bar use.

Legal costs

The tenant is to be responsible for their own legal costs.

EPC

Available on request/completion of works.

VAT

VAT if applicable will be charged at the standard rate.

