



We are pleased to bring to market this excellent investment opportunity. The property is a corner unit with double frontage, on to Felixstowe and Hatfield roads. The property spans 96.3 sqm / 1,037 sq ft, and includes parking for 5 cars at the rear.

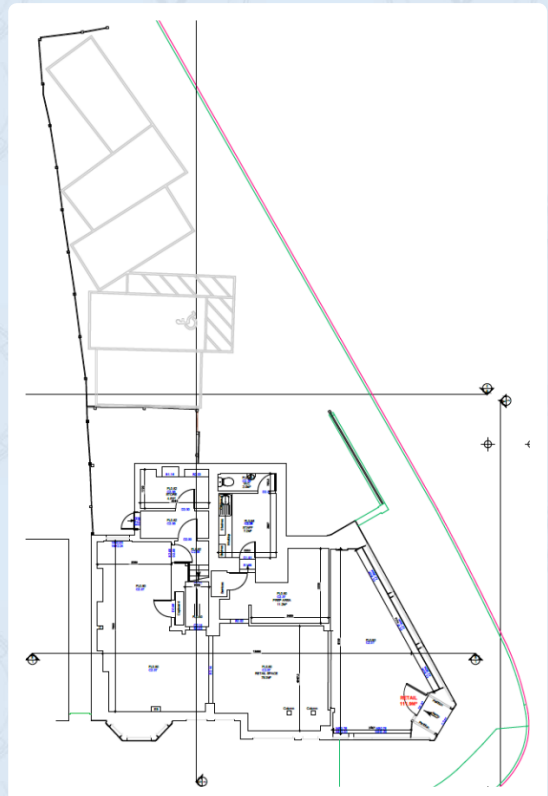
The unit is leased to Johnson Cleaners, which is part of Timpson Ltd who have been trading for over 200 years and operate over 200 stores nationally. The lease is until 11/06/2030 at a rent of £25,000 p.a.

The property is not subject to VAT.



#### PROPERTY SUMMARY :

- Tenure: New long lease
- £25,000 p.a. rental income
- Let until June 2023
- Excellent covenant
- Approx. area is 96 sqm / 1,037 sq ft



#### Location:

Ipswich is the largest town in Suffolk, 50 miles northeast of London. It is famous for its centres for art and culture.

The property itself is located on the corner of Felixstowe and Hatfield rd., opposite the Rosehill Retail Park, and a short walk from Derby Rd train station.

Occupiers close by include Aldi, Greggs and Bargain Buys.

