

FULLY FITTED BAR / NIGHTCLUB **FREEHOLD** FOR SALE

BOWMANS CLUB, 3-5 FALCON STREET, IPSWICH IPI 1SH



LOCATION A superb central location in Ipswich, adjoining the Buttermarket Shopping Centre car park and close to the Town Hall with the surrounding retail facilities of the Town Centre in close proximity.

DESCRIPTION A Grade II listed red brick building arranged over 3 floors with a mezzanine VIP area overlooking the dance floor and fully fitted as a bar/ nightclub. There are 2 bars, extensive toilet facilities including a disabled WC and a reception area with club room and bar adjoining. The property benefits from air conditioning, CCTV system and a lighting system in situ. Approximate areas (GIA) are as follows;

Description	sq ft	sqm
Reception and Club Room	1,033	96
Dance Floor and Bar	1,292	120
VIP Area	872	81
Stairs, WC's and Stores	1,108	103
Total Floor Area (NIA)	4,305 sq.ft	400 sq.m



TENURE The property is offered for sale freehold with full vacant possession. Unconditional offers are sought for the freehold interest.

VAT We are advised that the premises are not opted to tax therefore VAT will not be chargeable on the purchase price.

PRICE Further details on request.

USE We understand the property has consent for A4 use within the Town and County Planning (Use Classes) Order 1987. Interested parties should make their own enquiries with Ipswich Borough Council on 01473 432000.

LICENSING We gather that the premises benefit from a recently lapsed premises license which enabled opening hours as follows:-

Monday- Wednesday: 11.00pm to 2.00 pm

Thursday – Sunday: 11.00pm to 4.00 pm

Interested parties should make their own enquiries with Ipswich Borough Council on 01473 432000

RATES The premises have been assessed as having a rateable value of £40,000. However prospective tenants should make their own enquiries with the local rating authority.

LEGAL COSTS Each party to bear their own costs incurred in the transaction.

EPC An EPC has been commissioned and will be available in due course.

VIEWING For further information and to arrange a viewing please contact SFP Property.

Joshua Langridge 020 7531 2384 joshual@sfpgroup.com

Jeremy Perceval 020 7536 2930 jeremyp@sfpgroup.com