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A  
**VIBRANT**  
NEW  
**WATERSIDE**  
NEIGHBOURHOOD



NEW RETAIL SHOPS – Merchants Yard, Grafton Way, Ipswich, IP1 1UZ





## Merchants Yard – *Made for Living*

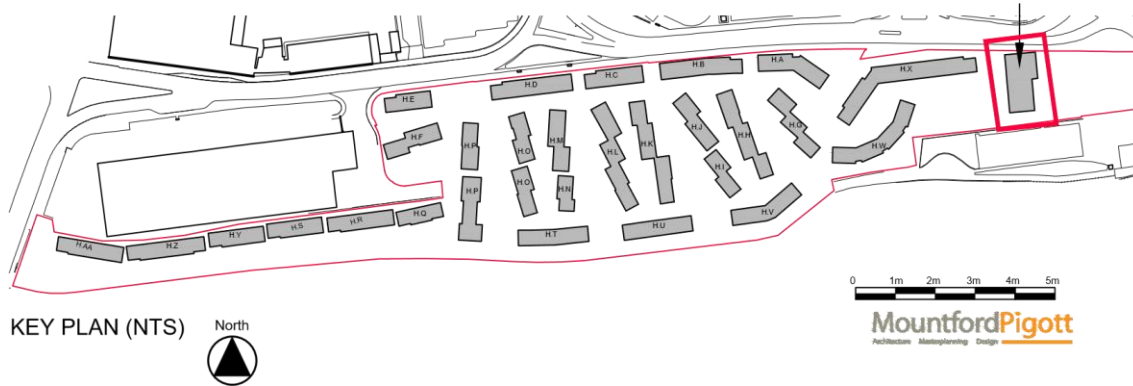


Merchants' Yard blends vibrant urban living with whistle-stop commuting links to the wider region and beyond. A matter of minutes from Ipswich's historic centre, the surrounding area of this exciting waterfront development is poised for an £11m+ investment programme. With up to 173 2,3- or 4-bedroom houses developed by packaged living with each property paying homage to the region's industrial heritage.





## Merchants Yard – *Retail Opportunity*



Merchants Yard is set by the banks of the River Orwell and a mere fifteen-minute stroll into the heart of Ipswich. Across from Merchants Yard is the Neptune Marina, where the Waterfront has been at the heart of Ipswich's transformation over the town's 1,500-year history. Including fantastic all year-round cultural scene and picture-perfect views any time of day.



COMMERCIAL UNITS - WEST ELEVATION



COMMERCIAL UNITS - SOUTH ELEVATION





# Eat and *Drink*

The Botanist Bar and Restaurant



The Bistro on the Quay



The Forge Kitchen



Distilled Republik



Mariners Restaurant



# Activities and *Leisure*

NEARBY |



The Gallery



Ipswich Market



Neptune Marina

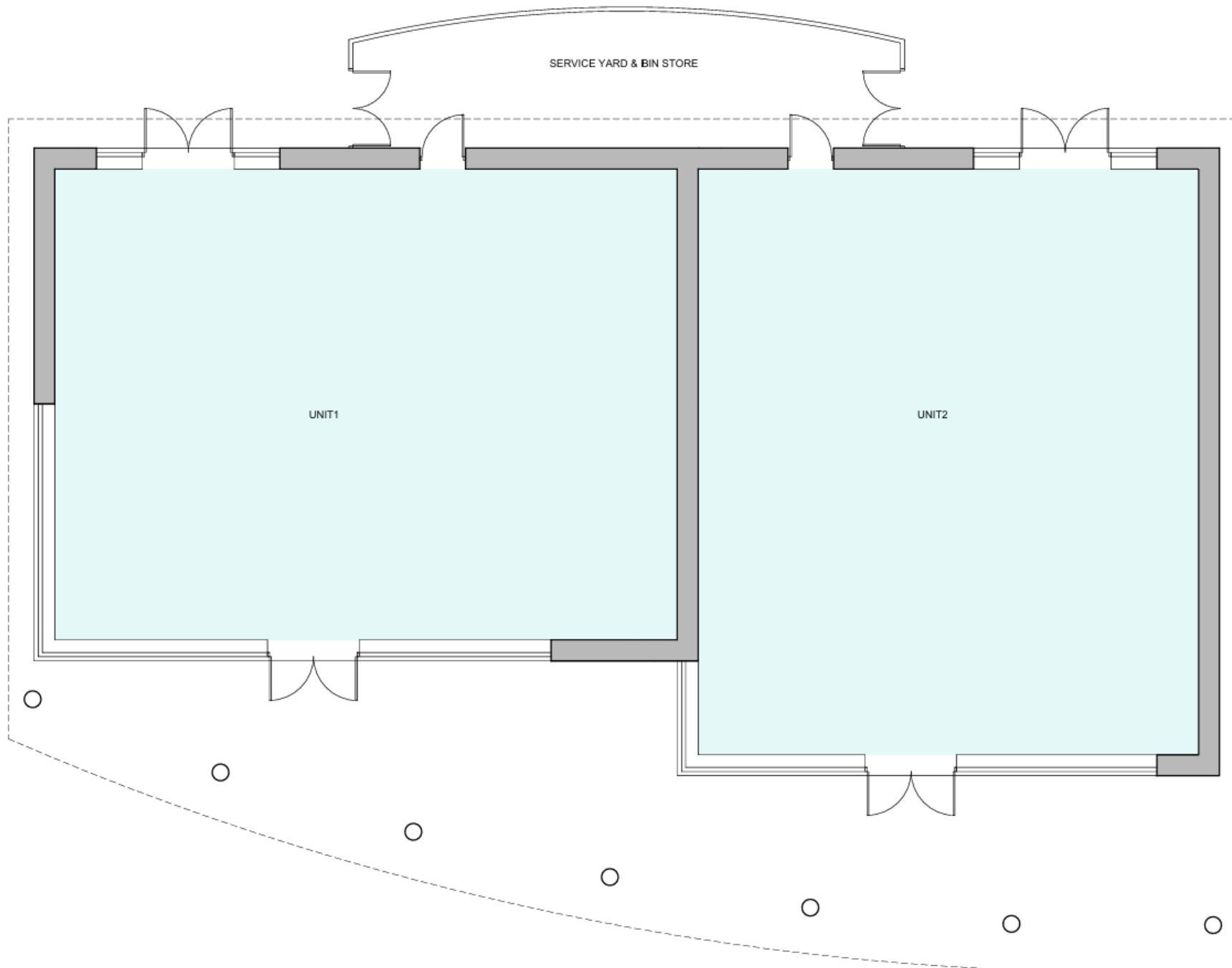


Ipswich Regent Theatre



The Gym Group

# Summary



## Accommodation

### Retail Unit 1:

*171.7 sqm  
(1848 sq. ft)*

### Retail Unit 2:

*173.1 sqm  
(1863 sq. ft)*

Potential to  
*Combine- Floor  
Area- 345 sqm  
(3,711 sq. ft)*

*18 dedicated  
parking spaces*

# Summary



## Accommodation

### Planning

*Shops, financial/professional, restaurants/cafe, drinking establishment floor space.*

### Terms

*The premises are available on a New Full Repairing and Insuring Lease.*

### Rent

*Upon request dependant on use.*

### Anti Money Laundering

*Prospective purchasers will be asked to produce identification of the intended Purchaser and other documentation to support any conditional offers submitted to the vendors. Bidwells LLP accepts no liability of any type arising from your delay or other lack of co-operation.*

### Value added Tax

*All prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.*

### EPC

*To be confirmed*

### Car Parking

*18 dedicated car parking spaces*

### Business Rates

*To be assessed*





Adjacent to Ipswich Railway Station

15 Minute Walk to Ipswich City Centre



## Get in touch with the team:



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## Developer:



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