

# Commercial & Development List

Date: August 2022

*For full colour particulars of any of the properties, please telephone our office or send us an email.*



Ipswich

Ref: P6932/J

*A well located lock-up retail unit in a popular trading position along St Nicholas Street, between the town centre and waterfront in Ipswich.*

*To Let  
£7,000 PAX*

*Within this leaflet are brief details of Development opportunities and Commercial properties in the Suffolk area.*

*Full particulars of each are available on request.*

*The particulars and the descriptions and measurements herein do not form part of any contract and whilst every effort has been made to ensure accuracy this cannot be guaranteed.*

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# Commercial Properties

## Wickham Market



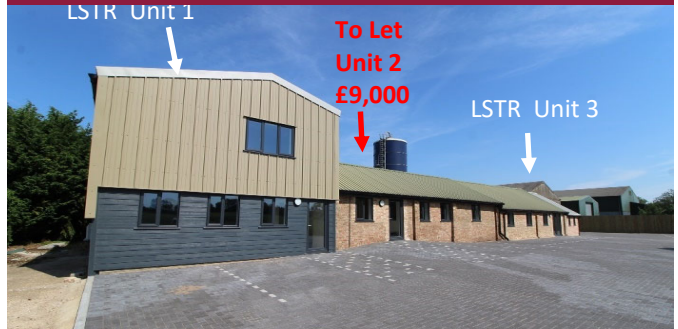
**A former commercial bakery, on the outskirts of Wickham Market.**

A former agricultural building, converted some years ago to accommodate a commercial bakery business and extending to approx 2,659 sq ft (247 sqm) of accommodation.

**TO LET £17,500 PAX**

**Ref: P6743/J**

## Wickham Skeith - close to A140



### LAST UNIT REMAINING - UNIT 2

A range of recently converted, high specification office units, close to the A140 and well located for Ipswich, Norwich and Bury St Edmunds. Unit 2 is approx 76 sqm (818 sq.ft.)

**TO LET £9,000 PAX**

**Ref: P6388/J**

## Clopton



**A useful storage building in a rural, yet accessible location just off the B1078 in Clopton.**

A former agricultural building, approx. 4,000 sq ft (374 sqm) of accommodation, offering useful storage facilities. Parking & yard facilities if required and depending on use. Ready for immediate occupation.

**TO LET £12,000 PAX**

**Ref: P6918/J**

## Easton



**A storage premises in the farmyard at Woodlands Farm, Easton, close to the popular town of Framlingham.**

Approximately 2,723 sq ft (253 sqm). Ready for immediate occupation.

**TO LET £POA**

**Ref: Estates (SW/LC)**

## Eye



**A range of business/storage units in a rural, yet accessible, location close to the A140 and Eye.**

A range of secured flexible business/storage units situated in a rural, yet convenient location Available as a whole or individually.

**TO LET from £9,688 PAX**

**Ref: W391/A**

## Friston



### Under construction - available mid 2023

A range of former barns, that will be converted into high quality office premises between Aldeburgh and Saxmundham.

**TO LET from £7,000 PAX**

**Ref: P6281/J**



## Framlingham



**An opportunity to rent a block of three stables and two paddocks measuring 3.57 acres (1.44 ha) within one mile of Framlingham.**

Three stables, feed store, a potential tack room and two fenced paddocks totalling 3.57 acres.

**TO LET £250 P.C.M**

**Ref: C700(B)/TN**

## Ipswich



**A well located lock-up retail unit in a popular trading position along St Nicholas Street, between the town centre and waterfront in Ipswich.**

Approximately 270 sq ft (25 sqm) comprising a light and spacious retailing area together with WC to the rear.

**TO LET £7,000 PAX**

**Ref: P6932/J**

## Commercial & Development Opportunities

### Aldeburgh



**A prominent commercial building on the edge of Aldeburgh, with potential for a variety of uses, subject to planning permission.** Approximately 7,425 sq ft (690 sqm) and now in need of renovation and suitable for a variety of alternative uses, subject to the necessary consents.

**Guide Price £245,000 S/A**

**Ref: P6738/J**

### Saxmundham



**A prominent freehold investment opportunity comprising three residential apartments let on ASTs together with the reversionary interest of the ground floor retail units in the centre of the popular market town of Saxmundham.**

An opportunity to acquire the freehold of this substantial building that comprises three generous apartments arranged over the first and second floors and generating a total gross income of £15,460 per annum, together with the reversionary interest in the two ground floor retail units.

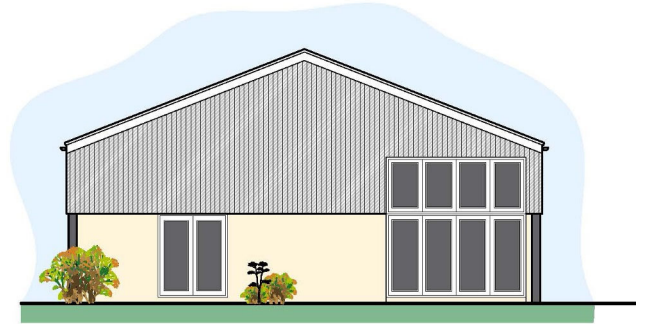
**Guide Price £290,000 S/A**

**Ref: P6916/J**



## Building Plots & Development Properties

### Linstead Parva



A modern barn situated within a farmstead with Class Q Permitted Development for conversion to a dwelling, standing in grounds of nearly 0.2 acres. Permitted Development to convert a modern barn to a contemporary detached single dwelling of approximately 2200 sq ft in grounds of 0.2 acres. To comprise entrance hall, open plan kitchen/dining room, living room, utility room, cloakroom, bedroom with en-suite, two further bedrooms and bathroom.

**Guide Price £199,500**

**Ref: P6778/C**

### Little Glemham



A single storey Suffolk barn with planning permission for conversion to a single dwelling with grounds of nearly 1½ acres in all.  
**The Fold** A traditional, single storey Suffolk Barn with planning permission for conversion to an impressive single dwelling approaching 1,900 sq ft (176 m<sup>2</sup>) on a site of approximately 1.35 acres.

**Guide Price £180,000**

**Ref: P6806/J**

### Little Glemham



A traditional range of Suffolk barns with planning permission for conversion to a single dwelling on a site of nearly 3 acres in all.  
**Pear Tree Barn** A traditional range of Suffolk Barns with planning permission for conversion to an impressive single dwelling of approximately 2,700 sq ft (254 m<sup>2</sup>) on a site of approximately 2.84 acres.

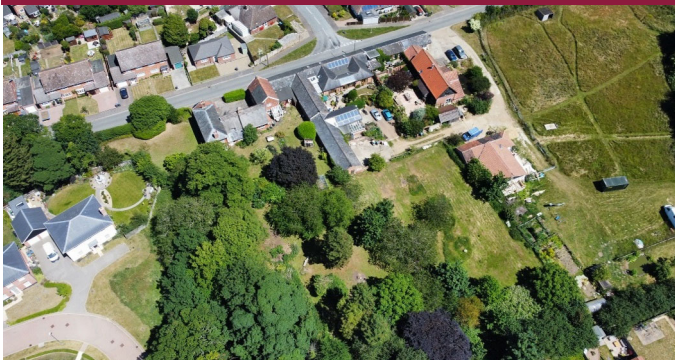
**Guide Price £320,000 S/A**

**Ref: P6806/J**



# Building Plots & Development Properties

## Leiston



A residential development site with planning permission for the creation of 7 dwellings comprising 4 conversions and 3 new dwellings on a site of nearly 1.5 acres in all, to the south of Leiston's town centre. Planning permission has been granted at Appeal for the erection of three houses and conversion of existing buildings to four houses, with a new shared access off Red House Lane on a site that extends to approximately 1.39 acres (0.56 hectares) in all.

**Guide Price £850,000**

**P6902/J**

## Hacheston



A stunning rural building plot adjoining open agricultural land, with permission for a substantial, contemporary four/five bedroom house, on the edge of the village of Hacheston. A building plot extending to approximately 0.2 acres (0.08 hectares) with p.p for the erection of an impressive, contemporary designed dwelling of approx. 2,790 sq feet (258 sqm) offering ent hall, sitting room, open-plan kitchen/dining/living room, study/bedroom 5, cloakroom, shower room and utility room on the ground floor. On the first floor there will be a master bedroom with balcony, dressing room and en-suite, guest bedroom with en-suite, two further double bedrooms and family bathroom. Generous driveway, detached three bay cartlodge and gardens.

**Guide Price £350,000**

**P6781/J**

## Thornham Parva



A detached bungalow, on a site of nearly half an acre, that requires renovation and refurbishment close to the pretty rural village of Thornham Parva.

**Guide Price £375,000**

**P6810/J**

## Framlingham



A rare opportunity to acquire a building plot with planning permission for a detached two bedroom bungalow on the edge of the highly regarded town of Framlingham.

**Guide Price £169,500 S/A**

**P6830/J**

# *Have you visited our Auction Centre?*

We hold the traditional weekly sale every Monday  
and regular specialised sales throughout the year!



Domestic and Rural Bygones and Collect-



Agricultural Machinery & Plant



Art Deco 20th Century Design &



The Monday Sale



Antiques & Fine Art



Valuations

Clarke & Simpson Auction Centre, Campsea Ashe,  
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t: 01728 746323 [www.clarkeandsimpson.co.uk](http://www.clarkeandsimpson.co.uk)