

Commercial & Development List

Date: November 2023

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



Ipswich

Ref: B091

A double fronted shop with extensive upper parts suitable for offices, former dispensing opticians retail or similar uses.

Within this leaflet are brief details of Commercial properties and Development opportunities 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.

Contact Us



Clarke and Simpson
Well Close Square
Framlingham
Suffolk IP13 9DU
T: 01728 724200
F: 01728 724667

And The London Office
87 St James Street
London SW1A 1PL

email@clarkeandsimpson.co.uk
www.clarkeandsimpson.co.uk

Commercial Properties - To Let

Ipswich - Buttermarket



A substantial and prominent retail premises, close to the Buttermarket.

A ground and extensive first floor retail sales premises comprising ground floor sales, first floor sales, staff room, changing room, office, second floor store and basement.

TO LET £35,000

Ref: B083/RB

Framlingham



A prominent retail unit with first floor offices located in a prime position on Market Hill in the centre of the highly regarded town of Framlingham

The accommodation extends to 346sqm in total with accommodation across three floors. Potential for ground and first floors to be let separately. Available January 2024.

TO LET £35,000 PAX

Ref: B207/JG

Ipswich - Upper Brook St



A double fronted shop with extensive upper parts suitable for offices, former dispensing opticians retail or similar uses.

Close to other popular retailers such as Café Nero, Rush Hair, Tui and Costa Coffee.

TO LET £29,500 PAX

Ref: B091/RB

Woodbridge



A prominent two storey office building with off-street car parking close to Woodbridge town centre with views of the River Deben.

A prominent former dental surgery, converted to an office building over ground and first floors, extending to approximately 1,317 sq ft (122.4 sqm) including basement.

LET STR

Ref: B019/JG/RB

Witnesham



A range of agricultural buildings for storage/workshop use, in a rural yet accessible location north of Ipswich.

Up to 48,000sqft available at £2.00 per sqft with extensive hardstanding also available.

READY FOR IMMEDIATE OCCUPATION

Available as a whole, individually or on a subdivided basis.

TO LET From £23,896 PAX

Ref: B076A/JG

Ipswich - Upper Brook Street



A terraced shop on two storeys extending in all to 1,676 sq ft (155.72 sqm). Ground floor with fully glazed frontage, reception areas, 4 consulting rooms and repair room. First floor with two offices, consulting room, storage cupboards, WCs and modern kitchen. The shop has suspended ceilings and is air conditioned to part.

TO LET £24,000 PAX + VAT

Ref: B015/RB

Commercial Properties - To Let

Redgrave



A range of business/storage units in a rural, yet accessible, location with good access to the A143 and A1066 in Redgrave.

Available as a whole or individually.
READY FOR IMMEDIATE OCCUPATION

TO LET £23,805 PAX

Ref: W361A/JB

Ipswich - Lower Brook Street



A substantial modern office building over 3 floors and extending to approximately 2,436 sq ft (226.3 sqm), fully carpeted and fitted with CAT 5 cabling, located in Ipswich town centre with on site parking for 7 cars. Low occupational costs. Potential for F1 Use.

LET STR

Ref: B018/RB

Felixstowe - Hamilton Road



A substantial and well fitted retail unit, suitable for a variety of uses (STP) and with excellent frontage along the main shopping thoroughfare in Felixstowe.

TO LET £19,500 PAX + VAT

Ref: B084/RB

Ipswich - Woodbridge Road East



Flexible business premises. Comprising office/showroom with warehouse and rear parking, benefitting from Medical Use (Use Class E(e))

A flexible business unit with onsite car parking, located close to Ipswich Hospital and to the rear of a popular retail neighbourhood parade where Greggs and East of England Co-op are represented.

TO LET £15,000 PAX

Ref: B031C/RB

Stonham Aspal



An impressive warehouse, forming part of the established commercial trading estate of Lewis Farm.

A warehouse with office, kitchen, store and WC facilities, suitable for a variety of uses.

TO LET £12,000 PAX

Ref: B061/RB

Great Oakley, Nr Harwich



A 277sqm warehouse/workshop unit with small enclosed yard located in Great Oakley.

A warehouse/workshop unit extending to 277 sqm with a secure enclosed yard of 144sqm located just outside the village of Great Oakley. Available Immediately.

TO LET £13,200 PAX

Ref: B090/JG

Commercial Properties - To Let

Rishangles, Nr Eye



A versatile storage/warehouse premises extending to 422 sq m located at the Rishangles Hall farmyard.

Situated in a rural position within an established secure farmyard.

TO LET £12,000 PA

Ref: B025/JG

Ufford



A former workshop premises in an accessible location adjacent to the A12 in Ufford, just to the north of Woodbridge.

A former nursery workshop premises within a former plant nursery site, with potential for agricultural and horticultural uses with an approximate gross internal area of 4,897 square feet (455 sqm). Ample parking and yard facilities.

TO LET £12,000 PAX

Ref: Est/CC

East Bergholt



Premises and yard in an accessible location on the edge of East Bergholt, close to the A12. The premises comprise a steel portal framed and clad building, with a roller shutter and pedestrian door. The building has an approximate Gross Internal Area of 1,647 square feet (143 sqm). The building has an approximate length of 15m (49ft) and a width of 10m (32ft).

TO LET £10,200 PAX

Ref: Est/CC

Thorpe-Le-Soken



A semi-detached workshop of 138sqm with parking/yard located in Thorpe-le-Soken

A semi-detached warehouse/workshop unit extending to 138sqm with a frontage parking area.

TO LET from £9,600 PAX

Ref: B108/JG

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/JB

Ipswich - St Nicholas Street



A well located shop or office premises in a prominent trading position along St Nicholas Street, between the town centre and waterfront in Ipswich.

Extending to approximately 495 sq ft (46 sqm) comprising a ground floor retailing area together with kitchen and basement.

TO LET £9,500 PAX + VAT

Ref: B053/RB

Commercial Properties - To Let

Ipswich - Friars Courtyard, Princes Street



A newly redecorated, self-contained two storey office building with parking, in a prime location in the heart of Ipswich's business centre.

Offering 1,020 sq ft (95.2 sqm) of accommodation with two car parking spaces.

TO LET £9,500 PAX + VAT

Ref: COM/RB

Ipswich - Friars Courtyard, Princes Street



A modern refurbished office on the first floor to let in the town centre.

A prominent first floor office comprising of 1,340 Sq ft in Ipswich Town Centre

TO LET £9,500 PAX + VAT

Ref: B058/RB

Ipswich - Princes Street



A fully furnished ground floor office, in a prominent position close to Ipswich's town centre.

A fully furnished ground floor office (available part furnished if required) with kitchen, male and female WCs and basement, extending in all to 76.56 sq m

TO LET £8,500 PAX

Ref: B085RB

Stowmarket - Tomo Industrial Estate



An inexpensive suite of self-contained first floor offices, together with two parking spaces located on the Tomo Industrial Estate.

Including shared entrance, large open plan office, smaller additional office, kitchen and two stores.

TO LET £8,000 PAX

Ref: COM/RB

Wickham Market



A ground floor office suite with parking space in a prominent and central position on the High Street, facing the Market Square.

The long leasehold may be available.

TO LET £8,000 PAX

Ref: B079/RB

Commercial Properties - To Let

Laxfield



A range of recently converted, high specification office units immediately available to let in Laxfield.

High specification office extending to 633sqft (further space potentially available) within a former agricultural building just outside Laxfield.

TO LET £7,600 PAX

Ref: B060/JG

Wickham Market



A lock up workshop/retail space forming part of Old School Farm in Wickham Market.

A unique and quirky space extending to 40 sq m located within easy reach of the A12.

LET STR

Ref: B062/JG

Dallinghoo - Building 304



A storage premises in East Suffolk, located close to the A12 and the popular town of Woodbridge.

A storage unit extending to 94.7 sqft (8.81 sqm) - situated in rural yet Suitable for a variety of uses, situated in a rural yet convenient location, just north of Woodbridge.

TO LET £1,200 PAX

Ref: C931/N

Rishangles



Agricultural building of 184sqm available for short-term storage. Available Immediately.

A modern grain store of 184sqm available for short-term storage

TO LET £500 PCM

Ref: B105/JG

Ipswich, Crown Chambers, Crown Street



Prominent landmark shops and offices, which have been fully refurbished and redecorated, in a town centre location with on site car parking.

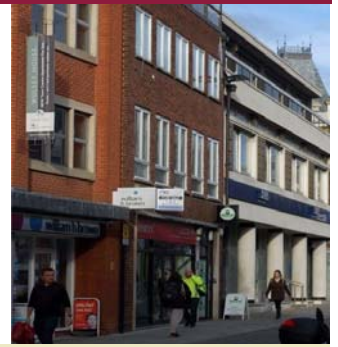
Comprising three ground floor retail premises and five first floor offices.

TO LET ROA

Ref: B030/RB

Commercial Properties – For Sale

Ipswich - Princes Street & Elm Street



A substantial mixed use, fully let investment opportunity producing a gross income of £56,275 rising to £64,525 PA

A substantial mixed use investment opportunity that is fully let and currently generates a combined commercial and residential income of £56,275 PAX rising to £64,525 PAX comprising two retail units and three apartments.

Guide Price £895,000 + VAT to part

Ref: B086/RB

Ipswich - Westgate Street - AUCTION



On the instructions of Luke Chareilton Fixed Charge Receiver for Everyday Finance DAC

A prominent freehold investment opportunity comprising two town centre retail properties, fully let and income producing.

An opportunity to acquire two adjoining attractive town centre retail properties with substantial upper parts. Fully let and generating a total gross income of £37,000 per annum, offering potential asset management opportunities.

For Sale By Timed Online Auction - 30th November 2023

Guide Price £350,000

Ref: B104/RB

Farnham



A range of industrial/storage units, open land and static caravan in an accessible location on the A12 and well located for Woodbridge and Wickham Market.

A range of mainly single storey industrial/storage units with the benefit of a substantial area of land for open storage/car parking nearby.

Guide Price £350,000

Ref: B004/RB

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 £750,000

Ref: P6902/J

Cratfield



A Suffolk Barn with planning permission to be converted to a dwelling of 1819 sq ft, along with an already converted annexe of 750 sq ft, numerous outbuildings and a further barn with scope for development, in grounds extending to over 4.5 acres.

Barn for conversion The Granary Annexe - An already converted barn. Excellent complex of outbuildings including offices/workshops, garages, stables and a further Suffolk barn with scope to be converted to another dwelling. Gardens, meadows and paddocks with pond. In all, extending to approximately 4.55 acres.

Guide Price £650,000

Ref: P7222/C

Battisford



A traditional range of brick and timber barns on a site of approximately 2 acres, with planning permission to be converted to create five dwellings in a delightful rural location close to Needham Market.

Planning permission and listed building consent has been granted for the conversion of a range of traditional Suffolk barns to create five impressive dwellings in a delightful rural position at the end of a no-through road, close to Needham Market, on a site of approximately 2 acres (0.8 hectares).

Guide Price £550,000

Ref: P7135/J

Building Plots & Development Properties

Laxfield



A residential development site with planning permission for five dwellings, in a semi-rural location within the parish of Laxfield.

Planning permission has been granted for the conversion of five agricultural buildings to form 5 dwellings along with the demolition of further buildings. Site extending to 2 acres.

Guide Price £550,000

Ref: P7056/C

Hacheston, between Framlingham & Wickham Market



A large, stunning rural building plot of approximately half an acre, adjoining open agricultural land, with pp for a substantial, contemporary four/five bedroom house.

Guide Price £450,000 S/A

Ref: P6781/J

Framsden



An impressive rural building plot of nearly half an acre, with planning permission for a substantial contemporary four bedroom barn-style dwelling.

With planning permission for the erection of an impressive, contemporary designed barn-style dwelling.

Guide Price £400,000 S/A

Ref: P7202/1/J

Nettlestead



A development site with planning permission for the erection of three new dwellings just outside the village of Somersham.

Planning permission has been granted for the erection of three new dwellings on a site of approx. 0.27 acres.

Guide Price £250,000

Ref: P6043/J

Nettlestead



A Grade II Listed Suffolk barn with planning permission for conversion to a stunning five bedroom dwelling, just outside the village of Somersham.

A traditional Suffolk barn with planning permission and listed building consent for conversion to an impressive single dwelling of approximately 2,600 sq ft (243 sqm) on a site of approximately 0.12 acres (0.05 hectares).

Guide Price £275,000

Ref: P7042/J

Building Plots & Development Properties

Parham



A rare opportunity to acquire a commercial development site with pp to construct a new building of over 24,500 sq ft (2,285 sqm) on a site nearing 1.25 acres (0.5 ha) in an established trading location a short distance from the A12.

Guide Price £250,000 S/A

Ref: P7164/J

Framlingham



An impressive building plot with full planning permission for a spacious three bedroom bungalow just a short distance from the centre of Framlingham.

A building plot with planning permission for the erection of a bungalow of nearly 1,500 square feet (136 square metres)

Guide Price £199,500

Ref: P7093/J

Walpole



An edge of village building plot with planning permission for a barn-style dwelling, of a contemporary design, in Walpole, close to Halesworth and the Heritage Coast.

Guide Price £195,000 S/A

Ref: P7017/J

Middleton, Nr Heritage Coast



A 'self-build' village building plot extending to approximately 0.19 acres (0.07ha), with outline planning permission for the construction of a detached dwelling, and forming part of a larger site that has now been developed in the desirable village of Middleton, close to the Heritage Coast. (Two plots available)

Guide Price £185,000

Ref: P6914/2/3/J

Hacheston



An opportunity to acquire a building plot in the village of Hacheston that adjoins the River Ore and overlooking agricultural land at the rear, with pp to create a two bedroom single storey dwelling.

A building plot extending to approximately 0.41 acres (0.17 ha).

Guide Price £165,000 S/A

Ref: P7068/J

Easton - AUCTION



For Sale By Online Auction

A building plot of 0.2 acres with planning permission for the construction of a 3 bedroom detached house.

For Sale by Timed Online Auction—30th November 2023

Guide Price £99,000

Ref: P7225/C

Clarke & Simpson Commercial Team



Richard Bertram
MRICS



Jack Glover
MRICS MNAEA



Oliver Johnson
MRICS MNAEA
Partner



Linda Mears
PA to Richard Bertram & Jack Glover

Clarke & Simpson is an independent firm of Chartered Surveyors based in Framlingham, Suffolk.

Our commercial property department deals with a wide range of matters as follows:

- Sales
- Lettings
- Professional valuations
- Property management
- Lease renewals
- Rent reviews
- Asset management.

We are also constantly dealing with commercial development opportunities ranging from single building plots to large sites. We are actively involved in the development process, from pre-planning at the start to the sale at the end. We always try to see “the angle” and can offer advice about barn conversions and properties that require general renovation and/or redevelopment. In recent times, we’ve focused much more on strategic planning opportunities and specialised in helping clients to partner the right developer. Whether this is a house builder or a promoter, we try to maximise a return from their land in the shortest possible time. The current focus concerns the need for a five-year land supply, and we’ve already been able to help clients achieve some extraordinary returns in quite short time frames.

We pride ourselves on our dedicated, personal and professional service.



About Clarke & Simpson

Clarke and Simpson is based in Framlingham and deals in virtually every aspect of property in Suffolk.

If you would like to be kept informed of our commercial properties please ensure you keep a watchful eye on our website www.clarkeandsimpson.co.uk - as this is updated on a daily basis and full particulars can be downloaded from here. You may also like to set up an alert. Our properties can also be found on Rightmove and On The Market.

Office Opening Hours

Monday	9am - 5.30pm	Thursday 9 am - 5.30 pm
Tuesday	9am - 5.30pm	Friday 9 am - 5.30 pm
Wednesday	9am - 5.30pm	Saturday 9 am - 1pm

Viewings

As far as possible, we will always try and facilitate a viewing at a time to suit you.

Please book well in advance to avoid disappointment and don't forget to let us know if you are unable to attend.

Tel: 01728 724200

Email: email@clarkeandsimpson.co.uk

EPC ratings for all properties (unless Listed/not applicable) are available - please call or email for details.

Need to sell or buy furniture?

If so, our Auction Centre would be pleased to assist — please call 01728 746323