

Commercial & Development List

Date: February 2024

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.

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Commercial Properties - To Let

Rougham Ind Est - Bury St Edmunds



A secure and fully fenced compound site /yard with excellent access to the A14.

A secure yard/open storage/ lorry compound of 1.65 acres, with a small commercial building, suitable for a variety of uses including haulage yard and with excellent access to the A14.

TO LET £110,000 PAX

Ref: B102/JG

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

Kettlebaston



A rare opportunity to rent an equestrian facility comprising a stable block of 10 loose boxes and upto 68 paddocks.

Available immediately.

TO LET £35,000

Ref: B066/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

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 £29,500 PAX LET STR

Ref: B207/JG

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

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.

TO LET £20,000 PAX 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

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

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

Commercial Properties - To Let

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

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 LET STR

Ref: Est/CC

Stowmarket, Bury Street



A smart retail unit offering 61 sqm in a good trading position within the market town of Stowmarket.

Main shop area of circa 44sqm with a kitchen, wc, storage and communal lobby to the rear. Currently used as an art-café but could suit a number of different retailers with its spacious retail area & excellent window displays. Air-conditioning & fire alarm.

TO LET £9,600 PAX

Ref: B125/JG

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 £9,600 PAX

Ref: B053/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

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 - Princes Street



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

A fully furnished ground floor office.

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

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.

TO LET £7,600 PAX

Ref: B060/JG

Ipswich, Tacket Street



A small lock-up shop located in a central position on Tacket Street, Ipswich.

A lock up shop of circa 30sqm (316sqft) located a short walk from Ipswich Town Centre with small kitchen and wc.

TO LET £6,000 PAX LET STR

Ref: B119/JG

Commercial Properties - To Let

Gedgrave



A former Victorian dairy, that now offers office, studio and workshop facilities in a delightful rural location just outside Orford.
Ground floor office/studio space extending to 680 sqft (63 sq m) within this former Victorian dairy in a delightful rural setting.

TO LET from £5,100 PAX

Ref: C120/JG

Dallinghoo - Building 5



A building or storage premises in East Suffolk, located close to the A12 and the popular town of Woodbridge.
Comprising three ground floor retail premises and five first floor offices.

TO LET £4,800 PA

Ref: C931/TN

Dennington



Converted former agricultural buildings for storage/workshop use, in a rural yet accessible location on the edge of the village of Dennington.
Covered agricultural buildings available for storage/workshop use. Up to 1,157 sqft available.

TO LET from £3,600 PAX

Ref: CC

Gedgrave



A former Victorian dairy, that now offers office, studio and workshop facilities in a delightful rural location just outside Orford. First Floor office/studio space extending to 280sq ft (26sq m) within this former Victorian dairy in a delightful rural location just side of Orford.

TO LET from £2,800 PAX

Ref: C121/JG

Dallinghoo - Building 3.04



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

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 - Friars Courtyard, Princes Street



A freehold investment opportunity, that is fully let and producing an income of £33,200 pa, with potential for future residential conversion (STP) in the centre of Ipswich.

Capital value below £100 per sq ft.
WAULT 2.5 years

Guide Price £355,000

Ref: B058/RB

Ipswich - Westgate Street



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

A prominent freehold investment opportunity comprising 2 town centre retail properties, fully let and income producing.

Attractive town centre retail properties with substantial upper parts. Fully let & generating a total gross income of £37,000 pa offering potential asset management opportunities.

Guide Price £335,000

Ref: B104/RB

Farnham



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

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

Guide Price £350,000 S/A

Ref: B004/RB

Ipswich, St Peters Street



Former shop premises over 3 floors, close to the Waterfront.

Currently used as an office and estate agents arranged over 3 floors plus basement storage. Electric heating, LED lighting, fire exit doors with 32 St Peters Street on the first and second floors. Rear garden and shed.

Guide Price £175,000

Ref: B056/JG

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

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



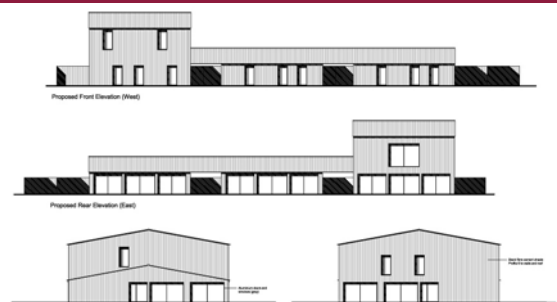
A Grade II Listed Suffolk barn with planning permission for conversion to a stunning five bedroom dwelling, just outside the village of Somersham.

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

Stonham Aspal



A range of former agricultural buildings with Class Q Permitted Development for conversion to three separate dwellings .

Permitted development to convert a range of modern barns to create three separate dwellings together with gardens and parking on a total site of approximately 2.67 acres (1.08 hectares) in all.

Potential to create one single dwelling, subject to the necessary consents.

Guide Price £375,000

Ref: P7221/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

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

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 £175,000

Ref: P7093/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

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