

# Commercial & Development List

Date: April 2024

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



Woodbridge

Ref: B134/JG

*A ground floor retail unit or office premises occupying a prime position on the Market Hill.*

*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



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# Commercial Properties - To Let

## Kettlebaston



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

Available immediately.

**TO LET £35,000 PAX**

**Ref: B066/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 PAX**

**Ref: B083/RB**

## 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**

## 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**

## Martlesham



An industrial unit, warehouse or trade counter building (STP), currently in the process of being reconstructed and refurbished, in an accessible location between Woodbridge and Martlesham Heath. Ranging from approx 4,750 sq ft (441 sqm) to 23,750 sq ft (2,206 sqm). Minimum eaves height of approx 17'6" (5.35m). Good yard facilities. Available from late Q2/early Q3 2024

**TO LET from £28,500 PAX**

**Ref: B133/JG**

## 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: B076/B**



# Commercial Properties - To Let

## 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**

## Framlingham



A semi-detached industrial unit of 3,287 sq ft on the outskirts of the popular and busy market town of Framlingham, with good links to the A12, A140 and A14.

Approximate gross internal area 3,287 sq ft (306 sqm) including main workshop/warehouse, generous offices, kitchenette and wc facilities, plus mezzanine of 1119 sq ft (104sqm).

**TO LET £20,000 + VAT PAX Ref: B139/JG**

## 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**

## Halesworth



A modern business unit on this popular industrial estate on the outskirts of Halesworth, close to the A12, available immediately.

A modern warehouse with a small office and roller shutter door. Available for Assignment, subletting or on a new lease on terms to agreed.

**TO LET £15,000 PAX + VAT Ref: B005/RB**

## Woodbridge



A ground floor retail unit or office premises occupying a prime position on the Market Hill.

A Grade II Listed retail or office premises extending to approximately 445 sq ft (41 sqm) in all and comprising of a main retailing area/office, store room with kitchenette and WC. Available March 2024. Also available For Sale.

**TO LET £12,500 PAX Ref: B134/JG**

# Commercial Properties - To Let

## 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**

## 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 £10,500 PAX LET STR**

**Ref: B090/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**

## Dallinghoo



A recently updated former agricultural building offering storage and workshop facilities extending to nearly 1,500 sq ft and forming part of High Farm on the outskirts of Dallinghoo.

Ready for immediate occupation.

**TO LET £9,600 PAX**

**Ref: C931/C1**

## 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 - 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 - Tacket Street



A fully modernised and refurbished lock up shop located in a central position on Tacket Street, Ipswich.

Offering c. 43sqm (468 sqft) with separate kitchen, wc and rear access. Available immediately.

**TO LET £9,500 PAX**

**Ref: B011/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**

## Redenhall



A smart rural office of 61sqm located in a charming setting on the Gawdy Hall Estate near Harleston.

A spacious office premises extending to approximately 661 square feet (61 sqm) in all and comprising of three main offices, with wc and parking. Available immediately.

**TO LET £8,000 PAX**

**Ref: B142A/JG**

## 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**

## Redenhall



An agricultural barn of 244 sqm located in a charming setting on the Gawdy Hall Estate near Harleston.

An agricultural barn extending to approx 2628 sq ft (244 sqm) for storage use. Available immediately.

**TO LET £7,800 PAX**

**Ref: B142B/JG**



# Commercial Properties - To Let

## 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**

## 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 £6,000 PAX Ref: B060/JG**

## 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 PAX LET STR Ref: C931/TN**

## Parham



A charming studio or office premises in East Suffolk, located close to the A12 and the popular market town of Framlingham.

Available from end of March 2024.

**TO LET £4,080 PAX LET STR Ref: C426**

## Dennington



Converted former agricultural buildings for storage/workshop use, in a rural yet accessible location on the edge of the village of Dennington.

Converted agricultural buildings available for storage/workshop use. Up to 1,157 sqft available.

**TO LET from £3,600 PAX Ref: CC**

# Commercial Properties - To Let

## Redenhall



A timber framed agricultural barn of 148 sqm located on the Gawdy Hall Estate near Harleston.

An agricultural barn extending to approximately 1587 sq ft (148 sqm) for storage use. Available immediately.

**TO LET £3,175 PAX**

**Ref: B142C/JG**

## 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**

## Framlingham



A first floor office premises occupying a prominent position in the centre of Framlingham.

A prominent and well appointed individual office premises, plus shared cloakroom facilities located in the centre of Framlingham.

**TO LET from £2,184 PAX**

**Ref: P6717/2/J**

## 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 redecored, 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

## Wickham Market



A Grade II Listed, 6 bedroom principal village house of over 5,000 sq ft with income producing commercial units, landscaped garden and parking in the centre of Wickham Market.

Entrance hall, kitchen/dining room and cloakroom on the ground floor. Cellar. First Floor - Drawing room, sitting room, study/landing area and laundry room on the first floor, together with master bedroom with en-suite shower room, three further double bedrooms and family bathroom. Second floor - playroom/second sitting room, two double bedrooms and shower room. Three income producing commercial units. Parking for up to 6 vehicles. Delightful landscaped garden

**Guide Price £1,185,000**

**Ref: P7268/J**

## 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**

## Bramford



A rare opportunity to acquire a versatile commercial property and a substantial yard of 1.81 acres in a convenient location under two miles from the A14 northwest of Ipswich. A versatile commercial property comprising 3 main buildings totally over 9000sqft within an excellent size plot of 1.81 acres (0.73ha), located outside the village of Bramford to the northwest of Ipswich.

**Guide Price £550,000**

**Ref: B069A/JG**

## Ipswich - Russel House



A substantial detached property on an established industrial estate close to the A14 and Ipswich Town Centre.

A recently refurbished detached property having a gross internal floor area of 4,240 sq ft (395 sqm) with a floor storage area measuring approximately 557.57 sqm secure yard, parking, offices and CCTV. Available To Let or For Sale.

**Guide Price £399,000**

**Ref: B128/RB**



## Commercial Properties – For Sale

### 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**

### Saxmundham



A prominent high street location with well configured retail unit with an area c.1069 sq ft.

Let September 2021 on a 10 year lease.

**OIEO £225,000**

**Ref: B127/RB**

### Ipswich—For Sale By Online Auction



On the instructions of Luke Chareilton 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 £310,000**

**Ref: B104/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.

**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.

**Guide Price £650,000**

**Ref: P7222/C**



# Building Plots & Development Properties

## 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.

**Guide Price £550,000**

**Ref: P7135**

## Hacheston



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**

## Southolt

CGI of proposed finish



A modern barn with planning permission for a residential conversion to form a spacious family home of over 5,800 sq feet, incorporating a highly sustainable specification designed to passive house standards, set in a lovely position within grounds of over 3 acres.

**Guide Price £375,000 S/A**

**Ref: P7211/C**

## Nettlestead



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

**Guide Price £275,000**

**Ref: P7042/J**

## Stonham Aspal



A traditional Suffolk barn, together with outbuildings, benefiting from pp for conversion to a four-bedroom dwelling with annexe, of over 4,500 sq ft, on a site of nearly half an acre, in the well regarded village of Stonham Aspal.

**Guide Price £275,000**

**Ref: P7285/J**

## 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**



# Building Plots & Development Properties

## 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**

## 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**

## Eye



A Gospel Hall extending to 125sqm situated in Eye Town Centre.

For Sale by Online Auction - 18th April 2024

**Guide Price £100,000**

**Ref: P7186/JG**

## Clarke & Simpson Commercial Team



Richard Bertram *MRICS*



Jack Glover *MRICS MNAEA*



Oliver Johnson *MRICS MNAEA*  
*Partner*



Linda Mears  
*PA to Commercial Team*

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 also deal with commercial development opportunities ranging from single building plots to large sites. We can offer advice about barn conversions and properties that require general renovation and/or redevelopment. In recent times, we've advised 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.



## 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](http://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](mailto: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**