

# Commercial & Development List

Date: May 2024

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



Southolt, Nr Eye

Ref: P7211/C

*A modern barn with planning permission for a residential conversion to form a spacious family home of over 5,800 sq ft, in grounds of over 3 acres.*

*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

## 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**

## Hadleigh



A rare opportunity to rent a substantial headquarters office building with workshop and further storage located on the outskirts of Hadleigh.

Large office building—5,326 sq ft; separate workshop—817 sq ft; .Portacabin—892 sq ft. Ample on site parking.

**TO LET £32,500 PAX**

**Ref: B158/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**

## 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**

## 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**

## 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

## Kettlebaston



A rare opportunity to rent an equestrian facility comprising a stable block of 10 loose boxes and up to 68 paddocks. Available immediately. Fods Yard forms part of a wider equestrian estate and comes to the market to rent with up to 16 acres of paddocks, alongside an insulated stable block comprising 10 loose boxes. Surrounding the stable block is yard and storage space, turnout paddocks and a horsebox unloading bay. Further land may be available via separate negotiation. In addition the Landlord may be willing to work with an ingoing Tenant to improve and enhance the equestrian facilities at the site.

**TO LET from £19,000 PAX**

**Ref: B066/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 £15,000 PAX + VAT**

**Ref: B084/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**

## 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**

## Commercial Properties –To Let

### Needham Market, Lion Barn Industrial Estate



A rarely available, purposes built industrial unit on the well established Lion Barn Industrial Estate.  
A modern and fully refurbished unit on the outskirts of Needham Market, close to the A14..

**TO LET £11,000 PAX**

**Ref: B012/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 £10,500 PAX LET STR**

**Ref: B090/JG**

### Stowmarket, Bury Street



A smart retail unit offering 61 sqm in an 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 LET STR 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**

### 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 LET STR**

**Ref: B011/RB**

### 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**



## Commercial Properties - To Let

### 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**

**Ref: B053/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 LET STR**

**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**

### 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 LET STR**

**Ref: B142A/JG**

### 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 LET STR**

**Ref: B142B/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**



## Commercial Properties –To Let

### 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 £5,500 PAX**

**Ref: B031C/RB**

### 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: B120/JG**

### 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. 828 sqft available.

**TO LET £5,000 PAX**

**Ref: CC**

### 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 LET STR**

**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: B121/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**

### Clarke & Simpson Commercial Team



Richard Bertram  
*MRICS*



Jack Glover  
*MRICS MNAEA*



Oliver Johnson  
*MRICS MNAEA – Partner*

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.



# 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.

**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**

## Carlton, Nr Saxmundham



A rare opportunity to acquire 6.69 acres of land with two bedroom lodge, large workshop and caravan park with site licence in a convenient location under 3/4 of a mile from the A12.

The caravan park provides plenty of potential for a wider range of alternative uses (subject to planning)  
Vacant possession on completion.

**Guide Price £575,000**

**Ref: B159/JG**

## 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 S/A**

**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**

## Ipswich - Friars Courtyard, Princes Street



A freehold investment opportunity, that is fully let and producing an income of £23,700 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**



## Commercial Properties – For Sale

### Ipswich - Westgate Street



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**

### Woodbridge



A rare opportunity to acquire a prime, retail unit in the centre of the popular and highly regarded town of Woodbridge,  
A prominent Grade II Listed retail/commercial property offered with vacant possession together with a ground rent associated with the long leasehold interest in the residential upper parts known as Pickwick House.

**Guide Price £225,000**

**Ref: B143/JG**

### Woodbridge - Market Hill



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.

**Guide Price £220,000**

**Ref: B134/JG**

### 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, 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 £162,000**

**Ref: B056B/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.

**OIEO £550,000**

**Ref: P6902/J**

## 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**

## Ashfield

### Proposed Elevations



A stunning rural building plot of over an acre, overlooking adjacent meadow land, with planning permission for an impressive, contemporary dwelling between Ashfield and Earl Soham.

**Guide Price £395,000**

**Ref: P7320/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**

## 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.

**Guide Price £375,000 S/A**

**Ref: P7221/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.

**Guide Price £275,000**

**Ref: P7042/J**



# Building Plots & Development Properties

## 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**

## Nettlestead



A development site of 0.27 acres with planning permission for the erection of 3 new dwellings just outside the village of Somersham.

PP for the erection of 3 new dwellings comprising a link-detached bungalow, a link-detached house and a detached bungalow following the demolition of the existing building on site.

**OIEO £250,000**

**Ref: P7043/J**

## Parham, Nr Framlingham

- Online Auction - 6th June 2024



An exciting opportunity to renovate and refurbish a Grade II Listed old parsonage, in grounds of nearly 1/2 acre next to the church in Parham. Entrance hall, sitting room, kitchen/breakfast room, study/dining room & bathroom. Landing and 2 double bedrooms. Timber framed garage and small brick built outbuilding. Gardens extending to 0.39 acres (0.16 ha).

**Guide Price £200,000**

**Ref: P7242/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**

## 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 S/A**

**Ref: P7093/J**



## 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**