

# Commercial & Development List

Date: 2nd January 2025

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



Framlingham

Ref: 5237/JG

*First floor office (or retail) premises situated just off Bridge Street in the heart of Framlingham Town.*

*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

### Stowmarket



A substantial warehouse of just under 11,000 sq ft, with parking, located on the Tomo Industrial Estate.  
A clear space warehouse extending to approximately 1,010 sqm (10,967 sq ft) with loading ramp and car park to front. Available on a new full repairing and insuring lease on terms to be agreed.

**TO LET £47,500 PAX + VAT**

**Ref: B114**

### Stowmarket



A mid-terrace, light industrial unit of steel portal frame construction over block base and pitched roof.  
A mid-terrace, light industrial unit / warehouse providing 5,394 sq. ft (501.1 sqm) of space with an eaves height of 3.78m and ridge height of 5.22m, roller shutter door, kitchen and WC facilities.

**TO LET £35,000**

**Ref: B228/RB**

### 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**

### Mendlesham, Nr Stowmarket



Two substantial industrial buildings each of 805sq.m (8661sq.ft) situated just off the A140 in Mendlesham.  
Two substantial industrial buildings of 805sqm each, available separately or together. Former agricultural buildings but now benefitting from B2 (General Industrial) planning consent.  
Available Immediately.

**TO LET £30,000**

**Ref: B190/JG**



## Commercial Properties -To Let

### Washbrook



Former motorcycle repair/MOT/Garage premises/Forecourt with potential for establishing new motor related businesses, including car sales and/or dispensing fuel.

Garage premises with workshops, showroom, shop/office and forecourt offering 223.5 sqm of commercial space. Available Immediately.

**TO LET £28,500 PAX LET STR**

**Ref: B233/RB**

### 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 2 offices, consulting room, storage cupboards, WCs and modern kitchen. The shop has suspended ceilings and is air conditioned to part. Available on a new lease on terms to be agreed

**TO LET £24,000**

**Ref: B015/RB**

### Clopton, Nr Ipswich



A light industrial unit / workshop of 445sq.m situated in the rural village of Clopton.

A light industrial unit which provides both workshop/warehousing and office space of 445sqm (4784sq.ft) in the rural village of Clopton, 8 miles to the North of Ipswich. Available Immediately )

**TO LET £23,000 PAX**

**Ref: B212A/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.

A range of secured business or storage units forming Bridge Farm, Redgrave. Up to 28,160 sqft available at £2 per sqft.

**TO LET £19,044 PAX**

**Ref: B076/JG**



## Commercial Properties - To Let

### Henley, Nr Ipswich



A well appointed, detached workshop/office premises of 281sqm in Henley, 6 miles to the north of Ipswich.

A converted barn, providing office/workshop space of 281sqm (3020sq.ft). The property comprises one main barn which has open plan workspaces, two offices and welfare facilities with allocated parking adjoining the unit.

**TO LET from £15,000 PA**

**Ref: P5583/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**

### Ipswich - Upper Orwell Street



A substantial, double fronted mixed use property-rarely available to let.

A substantial double fronted property which has been refurbished, and benefitting from ventilation via commercial kitchen extractor fans. Available to let on a new full repairing lease on terms to be agreed.

**TO LET £15,000 PAX**

**Ref: B217/RB**

### Stonham Aspal



A café/farm shop premises located in a delightful rural location in north Suffolk between Stowmarket, Framlingham and Ipswich.

Café/farm shop premises offering an ideal opportunity to establish a hospitality destination. 232sqm (2495sq.ft) of commercial space

**TO LET £14,000 PAX**

**Ref: B157/JG**

### Clopton



A light industrial unit / workshop of 291sq.m situated in the rural village of Clopton.

A light industrial unit which provides both workshop/warehousing and office space of 291sqm (3125sq.ft) in the rural village of Clopton, 8 miles to the North of Ipswich. The property offers a central workshop space with six offices/stores surrounding, alongside a WC/kitchen.

**TO LET £12,500 PAX LET STR**

**Ref: B215A/JG**

## Commercial Properties - To Let

### Ipswich - Princes Street



Self contained first and second floor offices to let within an attractive building in Ipswich Town Centre.

Attractive first and second floor offices, shared kitchen and WCs plus private Wc, gas central heating. Available from March 2025.

**TO LET £10,000 PAX**

**Ref: B085A/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: B115/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 £8,750 PAX + VAT**

**Ref: B058/RB**

### Stowmarket



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, extending in all to approximately 93.6 sqm (1,007 sq ft).

**TO LET £8,004 PAX**

**Ref: B114/RB**

### Ipswich - Dove Street



First floor, flexible workrooms with potential for offices, meeting space, education use, showroom or storage.

Workrooms with potential for offices, meeting space, educational use, showroom or storage. Close to Ipswich Education Campus 1 Car Parking Space. Available from February 2025.

**TO LET £8,000 PAX**

**Ref: B231A/RB**

### 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 £8,000 PAX**

**Ref: B053/RB**



## Commercial Properties - To Let

### Great Oakley, Essex



A small store / workshop of 73sqm located in a rural position in Great Oakley.

A small store or workshop of 73sq.m (793sq.ft). Open plan space with internal dimensions of 11.72m x 6.29m.

**TO LET £6,500 PAX**

**Ref: B193/JG**

### Framlingham



First floor office (or retail) premises situated just off Bridge Street in the heart of Framlingham Town.

A well laid out and appointed first floor office suite extending to 52sq.m (560sq.ft). Town centre location. Available Immediately.

**TO LET £6,000 PAX**

**Ref: P5237/JG**

### Kenton, Nr Debenham



A unique opportunity to rent a commercial kitchen, located at The Food Hub on the Kenton Hall Estate. Kitchen space with extraction, ambient room and walk-in fridge, alongside further commercial kitchen fittings and fixtures.

**TO LET £6,000 PAX**

**Ref: B175A/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**

### 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**



# Commercial Properties – For Sale

## Ipswich – Princes Street & Elm Street



A substantial mixed use, fully let investment opportunity producing a gross income of £70,645 PA

A substantial mixed use investment opportunity that is fully let and currently generates a combined commercial and residential income of £70,645 PAX comprising two retail units and three apartments.

**Guide Price £825,000 + VAT to part Ref: B086/RB**

## Ipswich – Friars Courtyard, Princes Street



A freehold investment opportunity, that is fully let and producing an income of £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 SSTC Ref: B058/RB**

## Ipswich – Westgate Street



On the instructions of Luke Charellton 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 – 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 2 offices, consulting room, storage cupboards, WCs and modern kitchen. The shop has suspended ceilings and is air conditioned to part. **Available To Let or For Sale**

**TO LET £300,000 OIRO Ref: B015/RB**

## Halesworth



A rare freehold opportunity of four apartments with two held in-hand and let on Assured Shorthold Tenancies, with the remaining two subject to long-leasehold interests.

Currently producing £14,940 per annum from two ASTs.

**Guide Price £255,000 Ref: B181/JG**

## Leiston



An opportunity to purchase a spacious two bedroom flat together with an income producing shop/office in the centre of the town. Fully Let, terraced investment comprising ground floor commercial premises occupied by Flick & Son Ltd with a large 2 bedroom self contained flat above (with both front & rear access).

**Guide Price £249,500 Ref: B219/RB**



# Building Plots & Development Properties

## Easton



A stunning plot with rare Paragraph 84 planning permission for an exceptional design-led, self-sufficient contemporary country house that pays attention to space, light and nature for those who wish to live in a more thoughtful and sustainable way.

**Guide Price £850,000**

**Ref: P7443/C**

## 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 £500,000**

**Ref: P6902/J**

## Debach



A residential development site of nearly 3/4 acre with pp for the erection of 3 detached dwellings, on the edge of Debach, near Woodbridge.

**Guide Price £450,000 SSTC**

**Ref: P7419/J**

## Ashfield



A stunning rural building plot of 1.2 acres (0.49 ha), overlooking adjacent meadow land, with pp for an impressive, contemporary dwelling between Ashfield and Earl Soham.

**Guide Price £365,000**

**Ref: P7320/J**

## Framsdan, Nr Otley



An exciting opportunity to acquire a part completed barn conversion occupying a site of nearly a third of an acre with pp to create a 3 bedroom single storey dwelling in a delightful rural location.

A part completed barn conversion on a site extending to approximately 0.3 acres (0.12 hectares) with pp to create an impressive, contemporary designed dwelling of nearly 1,200 sq ft (111 sqm) with accommodation to comprise: Entrance hall, open plan kitchen/dining room, living room and utility room, principal bedroom with en-suite shower room, 2 further bedrooms and bathroom. Outside it is proposed that there will be a generous enclosed courtyard area together with large garden to the rear backing onto open agricultural land.

**Guide Price £350,000**

**Ref: P7417/J**



## Building Plots & Development Properties

### Somersham, Nr Ipswich



A stunning development opportunity comprising the conversion and extension of an existing barn on a site of approximately 2.5 acres, on the edge of Somersham.

With planning permission for the conversion and extension of an existing barn to create a two double bedroom dwelling of approximately 660 sq ft (61 sqm) .

**Guide Price £350,000**

**Ref: P7459/J**

### Stonham Aspal, Near Debenham



A traditional Suffolk barn, together with outbuildings, benefitting from pp for conversion to a 4 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 £250,000**

**Ref: P7285/J**

### Nettlestead, Nr Ipswich



A development site with pp for the erection of 3 new dwellings just outside the village of Somersham, north-west of Ipswich. PP has been granted for the erection of 3 new dwellings inc. a link-detached bungalow, a link-detached house and a detached bungalow following demolition of an existing building on a site of approx 0.27 acres (0.11 hectares) in all.

**Guide Price £250,000**

**Ref: P7043/J**

### Nettlestead, Nr Ipswich



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

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

**Guide Price £225,000**

**Ref: P7042/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.

**Guide Price £175,000 SSTC**

**Ref: P7093/J**

## Clarke & Simpson Commercial Team



Richard Bertram  
*MRICS*



Oliver Johnson  
*MRICS MNAEA - Partner*



Jack Glover  
*MRICS MNAEA*



Jakki Parker  
*MNAEA - PA*

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.



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Nr Wickham Market,  
Suffolk IP13 0PS



## 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 - 5pm	Thursday	9 am - 5pm
Tuesday	9am - 5pm	Friday	9 am - 5pm
Wednesday	9am - 5pm	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**