

# Commercial & Development List

Date: 14th April 2025

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



Ipswich

Ref: B068/RB

*Modern Showroom/  
Dealership with benefit  
of Class E(a) Retail use,  
located on Woodbridge  
Road, Ipswich.*

*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

## Stowmarket



A modern warehouse offering gross internal area of 15,635sq.ft, situated on Tomo Industrial Estate, Stowmarket. Gross internal area of 15,635sq.ft (1454sq.m). A fenced & self-contained yard and site extending to 1 acre (0.40ha), 6.3m to eaves, with two vehicular access doors. Available Immediately.

**TO LET £92,500 PAX + VAT**

**Ref: B114/RB**

## Ipswich



Modern Showroom/Dealership with benefit of Class E(a) Retail use, located on Woodbridge Road, Ipswich.

Extensive forecourt/sales areas and ample customer parking. Total commercial space of 498sqm (5,352sq.ft).

**TO LET FROM £80,000 PAX**

**Ref: B068/RB**

## Ipswich



A landmark Grade I Listed building in Ipswich Town Centre offering 775sqm of retail/commercial space.

Ideal retail premises, restaurant, café or office premises, subject to planning permission & listed building consents.

**TO LET £40,000 PAX**

**Ref: B198/JG**

## 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 £44,000 PAX + VAT**

**Ref: B114/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

## 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**

## 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**

## Saxmundham



A light industrial/warehouse unit in an established employment/trading area, just to the north of Saxmundham, close to Sizewell.

A light industrial unit with separate wc with a total floor area of 1,707 sq. ft and an eaves height of 12'3". New long term lease available.

**TO LET £15,000 PAX**

**Ref: B225/RB**

## Ufford



A large storage barn / warehouse of 332sq.m situated to the north of Woodbridge adjoining the A12.

Storage barn/warehouse of 332 sq.m (3,572sq.ft) last in agricultural use. Situated adjoining the A12 to the north of Woodbridge. Good proximity to Sizewell C. Available Immediately

**TO LET £14,000 PAX**

**Ref: B073A/JG**

## Ipswich, Orwell Place



Extensive Retail Premises with Wine bar/Restaurant potential, subject to planning.

Modern Open Plan Space, Extensive Basement, New Lease, Available from April 2025

**TO LET £13,500 PAX**

**Ref: B011D/RB**

## East Ipswich



A prominent, refurbished corner shop/office premises located in East Ipswich.

A smart shop/office premises extending to 64sqm (692sq.ft) Comprising main retail area, office and ancillary accommodation.

**TO LET £12,250 PAX**

**Ref: B054/RB**

# Commercial Properties - To Let

## Ipswich, Upper Brook Street



A rare opportunity to acquire a two storey, commercial property in a popular position in the town centre, close to car parks and the pedestrianised town centre.

Ground floor - modern, fully glazed frontage. Rear consulting room, kitchen & single wc. First floor - offices/storage.

**TO LET £11,000 PAX**

**Ref: B242/RB**

## Framlingham



A smart business unit/office premises, situated in the town of Framlingham, Suffolk.

Arranged over ground and first floors, and extending to over 900 square feet (85 sqm) with car parking facilities. Available Immediately.

**TO LET £10,800 PAX**

**Ref: P5804/JG**

## Worlingworth



A storage barn / workshop of 106sq.m situated in the rural village of Worlingworth.

Storage barn/warehouse/workshop of 106 sq.m (1,139sq.ft) last in agricultural use. Single open plan space with large roller shutter door for vehicle access. Available Immediately.

**TO LET £9,750 PAX**

**Ref: P7047(C)/JG**

## Worlingworth



A storage barn / workshop of 197sq.m situated in the rural village of Worlingworth.

Storage barn/warehouse/workshop of 197 sq.m (2,118sq.ft) last in agricultural use. Single open plan space with large roller shutter door for vehicle access. Available Immediately.

**TO LET £9,600 PAX**

**Ref: P7047(B)/JG**

## 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 £9,600 PAX**

**Ref: B231A/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**

# Commercial Properties - To Let

## Copdock, Ipswich



Four brand new B2 industrial units of 520sq.ft each, situated just off the A12 at Copdock.

Each unit benefits from a small kitchen area, wc, 2 allocated parking spaces and electric roller shutter door to front.

**TO LET £8,500 PAX**

**Ref: B243/JG**

## Kenton



A unique opportunity to rent a butchery unit/kitchen space, located at The Food Hub on the Kenton Hall Estate.

Unit comprising refrigerated butchery/prep space, two walk-in fridge units, walk-in freezer, office and storage.

**TO LET £8,500 PAX**

**Ref: B175B/JG**

## Easton, Woodbridge



A storage /workshop of 270sq.m located on Woodlands Farm, close to the popular town of Framlingham.

Situated in a rural location, near Framlingham. Single open plan space with larger roller shutter door for vehicle access.

**TO LET £7,000 PAX**

**Ref: Estates/CC**

## 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 £7,000 PAX**

**Ref: B085A/RB**

## Stowmarket



A terraced warehouse/storage premises of 179sq.m (1920sq.ft) located on Tomo Industrial Estate, Stowmarket.

Open plan space of 19m x 9.40m (maximum dimensions). Three phase electricity, small WC and cloakroom. Available from July 2025

**TO LET £7,000 PAX**

**Ref: B114/RB**

## 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**

# Commercial Properties - To Let

## Stonham Aspal



Various Retail Shop And Pods Available At This Popular, Bustling Family Complex With Numerous Regular Attractions And Events.

Available Immediately on Flexible Licence.

**TO LET From £500 PCM**

**Ref: B247/RB**

## 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**

## Clarke & Simpson Commercial Team



Richard Bertram *MRICS*



Jack Glover *MRICS MNAEA*



Oliver Johnson *MRICS MNAEA*  
*Partner*

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.

## 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**

### Stanton, Bury St Edmunds



A rare opportunity to acquire a versatile mixed use property, offering a 5-bedroom principle residence and vacant shop, with a substantial range of outbuildings and gardens.

Potential to adapt, change and enhance the accommodation, subject to necessary consents.

**Guide Price £500,000 Ref: B241/JG**

### 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 SSTC Ref: B104/RB**

### Grundisburgh, Nr Woodbridge



**An income producing investment opportunity comprising a retail unit and 2 bedroom apartment, in the centre of the desirable village of Grundisburgh.**

The Old Post Office Flat - Let on a 12 month AST

The Old Post Office/Deli - Let on a 5 year business tenancy

**Guide Price £275,000 Ref: P7384/J**

### 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**

### Aldeburgh



A let investment comprising a retail premises with prime frontage onto Aldeburgh High Street.

A rare opportunity to acquire a retail premises located on Aldeburgh High Street. Accommodation over two floors extending to 45sqm (489sq.ft).

**Guide Price £225,000 Ref: B256/JG**

## Commercial Properties – For Sale

### Ipswich, Upper Brook Street



A rare opportunity to acquire a two storey, commercial property in a popular position in the town centre, close to car parks and the pedestrianised town centre.

Ground floor - modern, fully glazed frontage. Rear consulting room, kitchen & single wc. First floor - offices/storage.

**Guide Price £165,000**

**Ref: B242/RB**

### Framlingham



A prominent retail unit or office premises in a prime position in Framlingham.

A ground floor retail unit or office premises extending to approximately 491 square feet (46 sqm). Retail area or office with storeroom and WC. For sale with vacant possession.

**Guide Price £140,000**

**Ref: B202/JG**

### Woodbridge



A community use building of 135sqm (1,500sq.ft) facing the River Deben in the proximity of Woodbridge Tide Mill and Quay.

Offering two spacious studio/halls and ancillary accommodation, storage and courtyard garden.

**Guide Price £75,000**

**Ref: B240A/JG**



# Building Plots & Development Properties

## Easton, Nr Framlingham



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**

## 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**

## Little Glemham



A traditional Suffolk barn, that has been partly converted, with PP to create an impressive 4 bedroom dwelling in grounds of nearly 3 acres. The proposed conversion will extend to approx 2,700 sq ft (250 sqm) with accommodation comprising an open-plan kitchen, dining and sitting room that runs the length of the building, a utility/boot room, walk-in larder/store and cloakroom. At the far end of the barn a proposed staircase will rise to a mezzanine area overlooking the ground floor accommodation. From the principal barn a glazed link will connect with the bedroom accommodation, that will offer a principal bedroom with en-suite bathroom, 3 further double bedrooms and a family bathroom.

**Guide Price £425,000**

**Ref: P7530/J**

## St Margaret South Elmham



A substantial range of brick barns with PP to be converted into two dwellings, standing in grounds of over 1.1 acres.

The consented plans allow for:

Plot 1 to have a kitchen/dining/living room, lobby, cloakroom, bedroom & bathroom. First floor will be 2 bedrooms & en-suite shower room. The associated annexe will have a ground floor kitchen/dining room, a ground floor bedroom and bathroom.

Plot 2, which is all on the ground floor allows for a kitchen/dining room, living room, study, bathroom, three bedrooms and an en-suite shower room. It is envisaged that the local planning authority may consider an application for the conversion of the barns to more units.

**Guide Price £400,000**

**Ref: P7538/C**

# Building Plots & Development Properties

## Southolt, Nr Debenham



A modern barn with planning permission for a residential conversion to a substantial family home of over 5,800 sq feet, set in a lovely position within grounds of over 3 acres.

**Guide Price £395,000 SSTC**

**Ref: P7536/C**

## Yoxford



A residential development site with outline planning permission for the construction of two detached dwellings on a site of just under 1.5 acres within the Parish of Yoxford

**Guide Price £385,000**

**Ref: P7506/C**

## Ashfield, Nr Debenham



A stunning rural building plot, overlooking adjacent meadowland between Ashfield and Earl Soham, extending to approximately 1.2 acres (0.49 hectares).

**Guide Price £365,000**

**Ref: P7320/J**

## 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 SSTC**

**Ref: P7459/J**

## St Margaret South Elmham



A former office/residential annexe now with full Planning Permission to be converted to a single dwelling. The former office/annexe is of predominantly red brick construction under a tiled roof. It was previously used as an annexe for a family member and an office and already comprises a kitchen/dining/sitting room, downstairs shower room and two first floor bedrooms.

Planning permission was granted by East Suffolk Council under Reference DC/24/1204/FUL on 3rd July 2024 and it allows for the conversion of the building to a single dwelling along with associated landscaping and parking. Listed Building Consent (the building is deemed curtilage listed) was granted permission under DC/24/1205/LBC.

**Guide Price £350,000**

**Ref: P7538/C**

# Building Plots & Development Properties

## Framsden, 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.

**Guide Price £320,000 SSTC**

**Ref: P7417/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**



## 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**