

# Commercial & Development List

Date: 18th June 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.*

## Office Opening Hours

Monday 9am - 5pm  
Tuesday 9am - 5pm  
Wednesday 9am - 5pm

Thursday 9 am - 5pm  
Friday 9 am - 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

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## Commercial Properties –To Let

### Stowmarket - Tomo Industrial Estate



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 £85,000 PAX + VAT**

**Ref: B114/RB**

### Ipswich - Woodbridge Road



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**

### Stowmarket—Tomo Industrial Estate



A substantial, modern, two storey office building with ample car parking. May sell. Primarily open plan accommodation arranged on ground and first floors which maybe suitable for alternative uses e.g. studio, leisure, storage & training (stp). Up to 759.2 sqm (8,172 sq. ft) on two

**TO LET £60,000 PA + VAT**

**Ref: B250/RB**

### Halesworth—Blyth Road Industrial Estate



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

A modern warehouse with several small offices and 2 separate roller shutter doors to let as a whole. Alternatively, consideration may be given towards separating into two units.

**TO LET £45,000 PAX + VAT**

**Ref: B005H/RB**

### Stowmarket - Tomo Industrial Estate



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 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**



## 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**

### Saxmundham



An extensive car dealership, MOT and repair premises in the town of Saxmundham, within a large plot of 0.95 acres.

Gross internal areas of 4843sq.ft (451sqm). Extensive sales forecourt and yard extending to 0.95 acre (0.38ha). Car sales/office with two workshops/warehouses. Available Immediately, New Lease Available.

**TO LET £30,000 LET STR**

**Ref: P4404/JG**

### Redgrave, Nr Diss



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



A unique workshop/warehouse of 253sqm (2721sqft) with secure yard located in the town of Ipswich.

Additional network of cellars in excess of 250sqm may also be available. Available Immediately, New Lease Available.

**TO LET £16,000 PAX**

**Ref: B151/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**

### Carlton Park Industrial Est, Nr 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**

## Commercial Properties - To Let

### 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 - Spring Road



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 LET STR Ref: B054/RB**

### Kenton, Nr Debenham



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 £11,500 PAX**

**Ref: B175B/JG**

### Ipswich, Orwell Place



A prominent, double fronted, commercial shop/office premises suitable for retail or Class F1 Use. Available Immediately.

One car space available on separate licence agreement at an additional £600 pa plus VAT. Lease available for assignment, subject to status.

**TO LET £11,000 PAX**

**Ref: B265/RB**

### Ipswich, Nacton Road



A purpose built, ground floor office/storage/training centre which also has Class F1 Use.

Ground floor warehouse/office/storage extending to 1,778 sq. ft (164 sq.m). Loading bay and parking for 2 cars. Available on a new lease from November 2025

**TO LET £11,000 PAX**

**Ref: B039/RB**

### 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**



## Commercial Properties –To Let

### 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 - 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**

### 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**

### Saxmundham



A smart retail unit/office of 37sqm (400sq.ft) located on the Market Place within the Suffolk town of Saxmundham.

Rent Incentive Available — 50% off rent for first 6 months. Available Immediately, New RICS Retail Lease Available.

**TO LET £8,500 PAX**

**Ref: B268/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 £8,000 PAX**

**Ref: B231A/RB**

## Commercial Properties - To Let

### 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 £7,800 PAX**

**Ref: P5804/JG**

### 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**

### Great Oakley, Nr Harwich



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**

### Stonham Aspal - Stonham Barns



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**

### Dallinghoo - Unit 1A, Nr Woodbridge



A business or storage premises in East Suffolk, located close to the A12 and the popular town of Woodbridge.

A secured flexible business or storage premises extending to approximately 540 sq ft (50 sqm). Ready for immediate occupation.

**TO LET £4,500 PAX**

**Ref: C931/1**

### Gedgrave, Nr Woodbridge



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). Available Immediately.

**TO LET FROM £2,520 PAX + VAT**

**Ref: C931/1/JG**



## Commercial Properties - To Let

### Dallinghoo - Building 304, Nr Woodbridge



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 a 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*

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.

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- full stop**

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## Commercial Properties – For Sale

### Aldeburgh



An exciting investment opportunity comprising a let shop and vacant first floor apartment with large garden in the desirable coastal town of Aldeburgh.

An attractive mixed use investment situated on the desirable Aldeburgh High Street. Ground floor shop producing £19,000pa. Vacant and recently renovated first-floor flat providing further investment, owner-occupier or holiday letting opportunities. Large rear garden. VAT-Free Investment Opportunity.

**Guide Price £625,000**

**Ref: C747(S)/JG**

### Stanton, Nr 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 £475,000**

**Ref: B241/JG**

### Darsham, Saxmundham



**A rare opportunity to acquire a versatile commercial building with yard in a convenient location just off the A12 in Darsham, Suffolk.**

A versatile workshop and office building extending to 1163sq.ft with ample yard/parking space, located just off the A12 in the village of Darsham. Good proximity to Sizewell C.

**Guide Price £260,000 SSTC**

**Ref: B238/JG**

### 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**



## Commercial Properties – For Sale

### Aldeburgh - Heritage Coast



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 SSTC**

**Ref: B256/JG**

### 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. For Sale by Online Auction. Currently producing £14,940 per annum from two ASTs.

**Guide Price £180,000**

**Ref: B181/JG**

### 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 £120,000**

**Ref: B202/JG**

### Bury St Edmunds



For Sale by Formal Tender .A rare opportunity to acquire an outbuilding and yard, located in Bury St Edmunds Town Centre.

Outbuilding and yard centrally located within the town of Bury St Edmunds. Potential development opportunity, subject to planning.

**Guide Price £100,000**

**Ref: B214B/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 £750,000**

**Ref: P7443/C**

### Wingfield, Nr Harleston



A stunning, 9 acre plot with planning permission to construct a superb five bedroom house of over 3,000 sq feet, within walking distance of the village pub and shop.

**Guide Price £450,000 SSTC**

**Ref: P7600/C**

### Debach, Nr Woodbridge



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, Nr Saxmundham



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)

**Guide Price £425,000 SSTC**

**Ref: P7530/J**

### Little Bealings



An exciting development opportunity of a former village public house with the benefit of planning permission for conversion to a spacious four bedroom dwelling in the centre of Little Bealings.

**Guide Price £425,000**

**Ref: P7519/J**

### St Margaret South Elmham, Nr Bungay



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

**Guide Price £400,000**

**Ref: P7538/C**



## *Building Plots & Development Properties*

### Hasketon, Nr Woodbridge



A rural development site of over 3 acres with planning permission for 6 holiday lodges, associated buildings & landscaping in the popular village of Hasketon, near Woodbridge.

**Guide Price £375,000**

**Ref: P7604/J**

### St Margaret South Elmham, Nr Bungay



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.

**Guide Price £350,000 SSTC**

**Ref: P7538/C**

### Framdsen, 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**

### Badingham, Nr Framlingham



A rural development site of nearly a third of an acre with planning permission for the erection of two 4 bedroom detached dwellings on the edge of Badingham.

**Guide Price £300,000 SSTC**

**Ref: P7578/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**

### 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**

## *Building Plots & Development Properties*

### 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**

### Bedfield, Nr Framlingham



A central village building plot with planning permission for a self build three bedroom bungalow with garage.

A building plot extending to approximately 0.22 acres (0.09 hectares) 1,300 square feet (118 square metres) of accommodation. Garage and driveway. Gardens to front and rear.

**Guide Price £175,000**

**Ref: P7596/J**

### Horham, Nr Eye



A building plot with permission for the construction of a three bedroom house, on a site of 0.15 acres, in the pleasant rural village of Horham. The property will comprise entrance hall, kitchen, living room, utility room and downstairs cloakroom. Three first floor bedrooms, dressing room and family bathroom. Approximately 1268 sq ft (117m<sup>2</sup>).

**Guide Price £125,000**

**Ref: P7609/C**