

Commercial & Development List

Date: 5th November 2025

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



For Sale by Online Auction - 10th December 2025.

Walpole, Suffolk

Ref: C541 (B) 170

A former village primary school extending to 361 sqm inc. playingfield, now offering a renovation/development opportunity within grounds of 1.44 acres.

See page 8

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.

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Commercial Properties - To Let

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). The property comprises an existing motor dealership premises. The showroom area has space for over 8 vehicles to be displayed and are fitted to a good standard with tiled flooring, suspended ceilings with recessed lighting, heating & cooling and extensive showroom glazing. Ancillary offices and WC's are at the rear off the property at both ground and first floor levels. The property has return frontages to both Belverdere Road and Rivers Street.

TO LET FROM £80,000 PAX

Ref: B068/RB

Stowmarket - Tomo Industrial Estate - Tomo House



A substantial, modern, two storey office building with ample car parking.

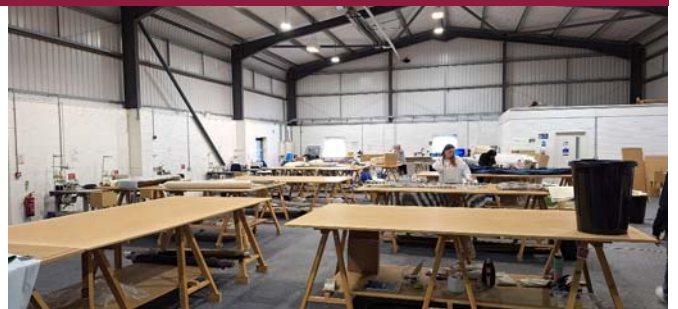
Also available for sale.

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 floors. 21 car parking spaces—additional parking may be available.

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

Commercial Properties - To Let

Stowmarket - Tomo Industrial Estate - Unit 16



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 - 30 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

Ipswich - 25-31 Buttermarket



A substantial and prominent retail premises, close to the Buttermarket.

A ground and extensive first floor retail sales premises with substantial gross frontage of 68 sq ft and 21 ft return frontage, extending to 2,876 sq ft (267 sqm) in all (excluding basement) and comprising ground floor sales, first floor sales, staff room, changing room, office, second floor store and basement. Sub-division could be possible. Available on a new lease on terms to be agreed.

TO LET £35,000 PAX

Ref: B083/RB

Ipswich - Arcade Street



A Grade II Listed office building of 443sqm (4762sq.ft) located in Ipswich Town Centre.

20 offices including storage, staff facilities and circulation areas. Available immediately.

TO LET £30,000 PAX

Ref: B237

Ipswich - 432 Woodbridge Rd



Prominent and flexible commercial premises occupying a corner location on Woodbridge Road with side access and private on-site car parking

Available from February 2026 or earlier by arrangement.

LET £24,000 PA

Ref: B301/RB

Commercial Properties - To Let

Brockford, Nr Stowmarket



Two industrial workshops / warehouses of 335sqm and 507sqm located at Brockford Service Station and Garage in a prominent position on the A140.

Available individually or together. New lease(s) available.

TO LET £20,000 PAX

Ref: B267(B)

Tuddenham, Nr Ipswich - The Gym



A former farm building that now offers ground floor office / gym / studio space extending to 1,262 sq ft (117sqm) in a delightful rural location just north of Ipswich.

Available Immediately

TO LET £17,500 PAX

Ref: B148

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

Great Oakley, Harwich



A substantial 440sq.m (4734sq.ft) warehouse/storage unit located in Great Oakley.

TO LET £15,000 PAX

Ref: B292

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

Ref: B054/RB

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 £12,000 PAX

Ref: B265/RB

Commercial Properties –To Let

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

Brockford, Nr Stowmarket



Two new retail units located at Brockford Service Station and Garage in a prominent position on the A140.

Available Subject to Fit Out. New Lease Available

TO LET £11,000 PAX

Ref: B267(A)

Ipswich - Unit 6, 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 - 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 £9,000 PAX

Ref: B039/RB

Ipswich - Unit 4, Friars Courtyard, Princes St



A self-contained two storey office occupying a prominent location in the heart of the town centre.

555sq ft (51.5 sqm) of accommodation with door entry system, fire and security alarm, WC facilities and 1 car parking space.

TO LET £9,000 PAX + VAT

Ref: B115/RB

Copdock, Ipswich



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

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

TO LET £8,500 PAX

Ref: B243

Commercial Properties - To Let

Dallinghoo, Nr Woodbridge - Building 10



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

TO LET £8,400 PAX

C931/N

Stowmarket - First Floor Offices, Tomo Industrial Estate



An inexpensive suite of self-contained first floor offices, together with two parking spaces located on the Tomo Industrial Estate.

TO LET £8,000 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

Stowmarket - Unit 7, Tomo Industrial Estate



An inexpensive suite of self Contained Offices / Workrooms / Stores with 3 parking spaces.

A set of four offices with entrance lobby and 2 cloakrooms extending to approximately 74.6 sqm (803 sq ft). Available on a new full repairing and insuring lease on terms to be agreed.

TO LET £7,000 PAX + VAT

Ref: B114/RB

Cretingham, Nr Framlingham



A B8 (Storage or Distribution) warehouse of 1,920 sq ft located in a rural yet not-isolated location.

Former grain store now offering B8 (Storage or distribution) use. With Gross Internal area of 1920 square feet (178.6 sqm). Available Immediately.

TO LET £6,750 PAX

Ref: B273

Worlingworth, Nr Framlingham



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 £6,750 PAX

Ref: P7047(C)

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 £6,000 PAX

Ref: B085A/RB

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 £6,000 PAX

Ref: B247/RB

Brockford, Nr Stowmarket



First floor stores / offices located at Brockford Service Station and Garage in a prominent position on the A140.

Available Now. New Lease Available

TO LET £5,000 PAX

Ref: B267(C)

Parham, Nr Woodbridge



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

TO LET £4,080 PA

Ref: C426/B/N

Dallinghoo, Nr Woodbridge - 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

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

Commercial Properties – For Sale

Darsham, Nr Heritage Coast



A 36 bedroom former care home with outbuildings extending to approx 13,770 sq ft (1,280 sqm) in all, on a site of approx 1.86 acres (0.75 hectares) forming part of the village of Darsham, a short distance from the Heritage Coast, A12, branch line railway station and proposed Sizewell C 'park and ride'.

Guide Price £2,000,000 SSTC Ref: P7615/OJ

Friston, Nr Saxmundham



A rare opportunity to acquire a 4 bedroom bungalow with established commercial premises, formerly a vehicle repairs garage & MOT business, all within 0.45 acres.

Offering ample parking and forecourt, with formal gardens and land with potential for alternative uses. Vacant possession upon completion.

Guide Price £725,000 Ref: B289

Aldeburgh



An attractive mixed use investment opportunity comprising a let shop & first floor apartment on the desirable Aldeburgh High Street.

Ground floor shop producing £19,000pa. Recently renovated first-floor flat providing further investment, owner-occupier or holiday letting opportunities. Large rear garden.

Guide Price £625,000 Ref: C747(S)

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 £460,000 Ref: B241

Ipswich, Arcade Street



A Grade II Listed office building of 443sqm (4762sq.ft) located in Ipswich Town Centre.

20 offices including storage, staff facilities and circulation areas. Vacant possession upon completion.

Guide Price £350,000 Ref: B237

Ipswich, Tacket Street



A part let investment/development Grade II listed property in a prominent corner location in Ipswich town centre.

Currently arranged as 3 self-contained retail units with a self-contained 2 bedroom tenanted flat above.

Guide Price £350,000 + VAT B277/RB

Commercial Properties – For Sale

Walpole, Nr Halesworth - ONLINEAUCTION



For Sale by Online Auction - 10th December 2025.

A former village primary school extending to 361 sqm (3,881 sq ft) including playing field, now offering a renovation/development opportunity within grounds of 1.44 acres.
For sale by timed online auction.

Guide Price £350,000

Ref: C541/B/170

Hollesley, Nr Woodbridge - ONLINEAUCTION



For Sale by Online Auction - 20th November 2025.

An unusual opportunity to acquire a range of commercial and agricultural buildings & yard extending to 3.30 acres (1.33 hectares) in an attractive setting near Woodbridge.

Guide Price £295,000

Ref: F1441/OH

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

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

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

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 £180,000 SSTC

Ref: B181

Building Plots & Development Properties

Friston, Nr Saxmundham



A traditional range of Victorian barns on a site of nearly 1.75 acres, with planning permission to create six dwellings, in a delightful rural location close to Aldeburgh and the Heritage Coast.

Guide Price £795,000

Ref: P7385/J

Orford, Heritage Coast



An exciting opportunity to build a stunning architect designed house of approx 2,700 sq. ft in Orford, one of East Suffolk's most sought-after coastal villages.

Guide Price £430,000

Ref: P7686/C

Debach, Nr Woodbridge



A residential development site of nearly 2.30 acres with planning permission for the erection of three large detached dwellings, on the edge of Debach, near Woodbridge.

Guide Price £450,000

Ref: DG023/TN

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



An attractive range of brick and timber barns with Planning Permission and Listed Building Consent to be converted into two dwellings, one with an annexe. Further barns with Class Q potential. Range of stables. 6 acres of gardens and meadow.

Guide Price £425,000 SSTC

Ref: P7538/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 £395,000

Ref: P7419/J

Building Plots & Development Properties

Wetheringsett, Nr Diss



A building plot of just under an acre with planning permission for a stunning two storey detached house of over 3,500 sq. ft along with garaging.

Guide Price £350,000 SSTC

Ref: P7700/C

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 SSTC

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 pp for conversion to a 5 bedroom dwelling, just outside the village of Somersham. PP for conversion to a single dwelling of approx. 2,600 sq ft (243 sqm) on a site of approx. 0.12 acres (0.05 hectares).

Guide Price £225,000

Ref: P7042/J

Bucklesham, Nr Ipswich



Former watermill with PP to convert from offices to a detached residential dwelling. Dwelling to comprise hall, gym, games room, utility & cloakroom; First floor kitchen/dining room, sitting room & study; Second floor-3 bedrooms & bathroom. Off-road parking & garden.

Guide Price £195,000

P7741/C

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 £150,000

Ref: P7596/J

Building Plots & Development Properties

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.

Approximately 1268 sq ft (117m²).

Guide Price £125,000

Ref: P7609/C

Woodbridge



For Sale by Formal Tender

- A former public conveniences building situated in Woodbridge Town Centre.

Potential to redevelop the site, subject to planning and compliance

Guide Price £100,000 SSTC

Ref: B240B/JG

Clarke & Simpson Commercial Team



Richard Bertram
MRICS



Oliver Johnson
MRICS MNAEA - Partner



Ilana Fowler
PA to Commercial Team

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.