

Commercial & Development List

Date: 22nd August 2024

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



Woodbridge

Ref: B216

A well appointed, first floor office of 74.5sqm located at the popular Deben Mill Business Centre in Woodbridge.

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

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 - Russell 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.**

TO LET £31,200

Ref: B128/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

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

Commercial Properties - To Let

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

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

Available as a whole or individually.

READY FOR IMMEDIATE OCCUPATION

TO LET £23,805 PAX

Ref: B076/B

Kettlebaston



A rare opportunity to rent an equestrian facility comprising a stable block of 10 loose boxes and up to 68 paddocks.

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. Yard, storage space, turnout paddocks and a horsebox unloading bay.

TO LET from £19,000 PAX

Ref: B066/JG

Henley



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 £17,400 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

Commercial Properties - To Let

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

Ipswich



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

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. **Available To Let or For Sale**

TO LET £12,500 PAX LET STR

Ref: B143/RB

Woodbridge



A well appointed, first floor office of 74.5sqm located at the popular Deben Mill Business Centre in Woodbridge.

A modern first-floor office suite of 74.5sqm (801sq.ft) providing light and professional office space located within a popular commercial business centre located a short walk from Woodbridge Town Centre.

TO LET £12,500 PAX+VAT

Ref: B216

Framlingham



A ground floor office or retail unit with good car parking facilities in the centre of the popular market town of Framlingham.

Accommodation comprising three partly sub-divided rooms that extend to approximately 750 sq ft (70 sqm) in all.

TO LET £12,500

Ref: B166/JG

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 LET

Ref: B012/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 - 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

Grundisburgh



A retail unit in the centre of the desirable village of Grundisburgh.

The Old Post Office/Deli - Approximately 600 sq ft (55 sqm) of retailing, seating and serving area together with WC and ancillary storage.

TO LET £9,000 PAX + VAT LET STR Ref: 7384A/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

Tuddenham



A former farm building that now offers ground floor office or studio space in a delightful rural location just north of Ipswich.

Ground floor office/studio space extending to 825sq ft (77 sq m) within this former farm building in a delightful rural location just outside Tuddenham, north of Ipswich.

TO LET £8,247 PAX

Ref: B148/JG

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: B114/RB

Commercial Properties - To Let

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

Ref: B142A/JG

Framsden



The unit has 2 good sized offices, store and main workshop, with vaulted ceiling, double doors for access and stairs leading up to a small mezzanine storage area. Shared wc and wash room. The premises have a NIA of approx 968 sq ft (90 sqm).

TO LET £7,000 PAX

Ref: B150A/JG

Rendham



A former farm building that now offers office or studio space in a delightful rural location.

A single office providing workspace extending to 129sq ft (12 sq m) within this former farm building in a delightful rural location between Framlingham and Saxmundham.

TO LET from £6,600 PAX

Ref: B174/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

Debenham Road, Kenton



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. All constructed to food hygiene standards. Available Immediately

TO LET £6,000 PAX

Ref: B175A/JG

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

Commercial Properties - To Let

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.

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 £825,000 + 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 S/A

Ref: B159/JG

Ipswich - Russell 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 £389,000

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

Ipswich - Westgate Street



On the instructions of Luke Chareton 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

Commercial Properties – For Sale

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

Grundisburgh



An investment opportunity comprising a retail unit and two bedroom apartment, in the centre of the desirable village of Grundisburgh. 2 bedroom flat let on AST paying £750pcm. Shop approx 600 sq ft (55sqm) of retaining, seating and serving area together with WC and ancillary storage. Currently let on a business tenancy paying £600 pcm.

Guide Price £295,000

Ref: P7384/J

Ipswich, St Peters Street



For Sale By Online Auction - Two adjoining substantial commercial properties arranged on lower ground, ground and 2 upper floors Two adjoining, 3 storey commercial properties with basement formerly used as restaurant, estate agents, tattoo parlour and other commercial uses.

Guide Price £250,000

Ref: B056/RB

Leiston



An opportunity to purchase a spacious two bedroom flat together with an income producing shop/office in the centre of the town.

Attractive, fully Let, terraced investment comprising ground floor commercial premises occupied by Flick & Son Ltd with a large two bedroom self contained flat above

Guide Price £249,500

Ref: B219/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. **Available To Let or For Sale**

Guide Price £225,000

Ref: B143/JG

Monewden



A rare opportunity to acquire an agricultural barn of 529sqm (5687sq.ft) situated in a rural position.

An agricultural barn set within a generous plot of 0.97 acres. Max eaves height 4.25m, max ridge height 7.14m. Rural yet not isolated position within the village of Monewden.

Guide Price £175,000 S/A

Ref: B167/JG

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

Bramford



A rare opportunity to acquire a versatile commercial property and substantial yard of 1.81 acres in a convenient location under two miles from the A14 northwest of Ipswich.

Guide Price £550,000

Ref: B069A/JG

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

Framsden



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 £375,000

Ref: P7417/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 £365,000

Ref: P7320/J

Building Plots & Development Properties

Thorndon



A modern barn with Class Q permitted development for residential conversion to form a spacious family home of approximately 3,200 sq feet, set in a lovely position with grounds of over 2.5 acres.

Guide Price £325,000 S/A

Ref: P7318/C

Laxfield



A stunning plot of 1.5 acres, situated close to the heart of Laxfield, with planning permission for a contemporary four bedroom single storey house.

Attractive grounds of approximately 1.5 acres.

Guide Price £325,000 S/A

Ref: P7371/C

Stonham Aspal - Barn for conversion



A traditional Suffolk barn, together with outbuildings, benefitting 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

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

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



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 - 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

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