

Commercial & Development List

Date: 13th November 2024

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



Aldeburgh

Ref: B201/A

A ground floor retail unit located in a prime position along the High Street in the centre of the popular and highly regarded coastal town of Aldeburgh.

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

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

Aldeburgh



A ground floor retail unit located in a prime position along the High Street in the centre of the popular and highly regarded coastal town of Aldeburgh.

540 sq.ft (50sq.m) of retail space on the ground floor with kitchenette and wc. Further basement of 136 sq.ft (13sq.m) with dressing rooms and storage.

TO LET £27,500 PAX

Ref: B201A/JG

Kenton



An open-sided agricultural storage barn with potential to provide enclosed storage of 8780sq.ft.

The barn will be fully clad and made secure and watertight, with a roller shutter door for vehicular access.

TO LET FROM £26,340

Ref: B175C/JG

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

Commercial Properties - To Let

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

Otley



A substantial workshop premises offering 200sqm of workshop space, plus office and staff facilities, with large parking forecourt.

Substantial workshop premises with two large workshops, stores, offices and staff facilities, including a large parking forecourt.

Total commercial space of 292sqm (3142sq.ft)

TO LET £20,000 PAX

Ref: B187/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

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

Ipswich



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

Four workrooms, kitchen, wc, secure outside yard, covered store and 20' container. Three parking spaces available. Available from January 2025.

TO LET £15,000 PAX

Ref: B231/RB

Commercial Properties - To Let

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

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

Leiston



A rarely available, modern industrial unit with separate office, suitable for a variety of uses (STP), close to Leiston & Sizewell C.

A modern industrial unit comprising warehouse and separate office, cloakroom with WC. Gross internal area 1496 sq ft (139 sqm)

TO LET £13,500 PAX

Ref: B005E/RB

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

Ref: B215A/JG

Ipswich



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

Commercial Properties - To Let

Ipswich—Greenwich Close



A well appointed, light industrial unit measuring 792 sq. ft (including an office) in a convenient part of Ipswich, close to the town centre. A light industrial unit measuring 792 sq. ft on the popular Greenwich Business Park. The unit also includes a roller shutter door and a small office measuring 69.5sq. ft (included).

TO LET £9,250

Ref: B160/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 - 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

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.

TO LET £6,000 PAX

Ref: B175A/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

Commercial Properties - To Let

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 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

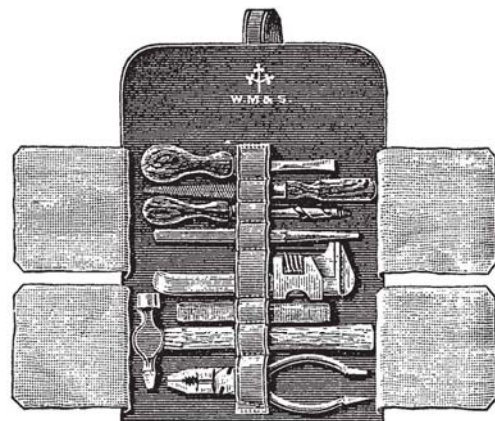
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Commercial Properties – For Sale

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



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 area of 4,240 sq ft (395 sqm) with a first floor storage area, a secure yard, parking, offices and CCTV.

Guide Price £400,000 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 Chareilton 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

Commercial Properties – For Sale

Grundisburgh

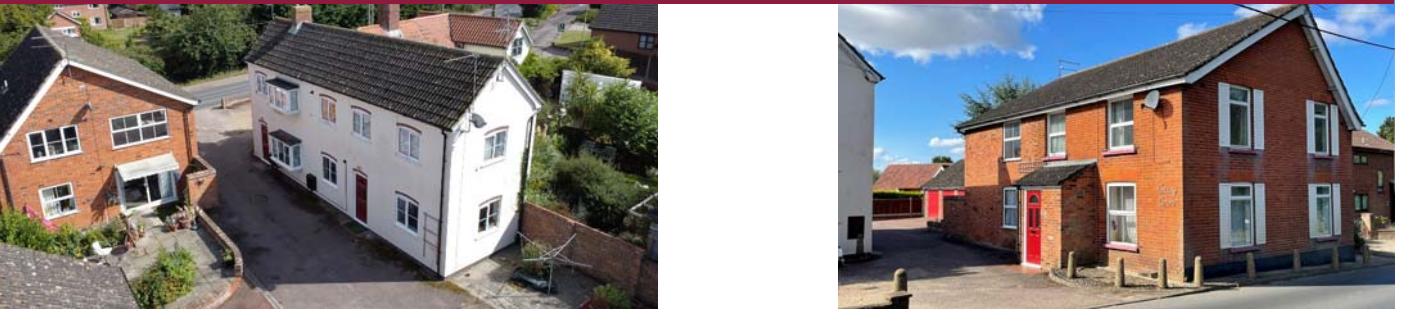


An investment opportunity comprising a retail unit and two bedroom apartment, in the centre of the desirable village of Grundisburgh. A two bedroom flat let on AST paying £750pcm. Shop approx 600 sq ft (55sqm) of retaining, seating and serving area together with WC and ancillary storage. Currently let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

Guide Price £295,000

Ref: P7384/J

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.

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. The 3 proposed dwellings are very similar in design with each extending to approx 1,700 sq ft (155 sqm). A general summary of the accommodation comprises an entrance hall, sitting room, open plan kitchen and dining room, study, utility room, pantry & WC. First floor each property will offer bedrooms - a principal bedroom with en-suite shower room, two further bedrooms and a bathroom. Detached double garages accessed via a shared driveway arrangement. Generous south-westerly facing gardens at the rear.

Guide Price £450,000

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

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 £350,000

Ref: P7417/J

Building Plots & Development Properties

Somersham



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

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, benefiting 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

Parham, Nr Framlingham



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 SSTC

Ref: P7164/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

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



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MRICS MNAEA - Partner



Jack Glover
MRICS MNAEA



Jakki Parker
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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.



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

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EPC ratings for all properties (unless Listed/not applicable) are available - please call or email for details.

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