

# EWS

CHARTERED SURVEYORS



On the instructions of



## FOR SALE

36 – 46 CARR STREET, IPSWICH, SUFFOLK, IP4 1EW

TOWN CENTRE CONVERSION / DEVELOPMENT / INVESTMENT OPPORTUNITY

31 LOWER BROOK STREET  
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## LOCATION

Ipswich is one of East Anglia's most important commercial centres with a catchment population of about 350,000. There are good road links to the M25, the Midlands and London via the A12 and A14. London Liverpool Street is just over an hour away by train.

The premises comprise part of the former Ipswich Co-op department store and are located in a part of Ipswich town centre which is undergoing significant transformation by way of (1) the conversion of nearby former office premises into residential use (2) the future construction of a new primary school on an immediately adjacent site (3) the imminent conversion of a former Odeon Cinema for church/community use and (4) the enlargement of a council-owned surface car park in Cox Lane to the rear of the building

Whilst the current/previous use of the premises is retail/offices, the opportunity exists here for this extensive building to be remodelled/refurbished/part-redeveloped for a wide variety of occupational uses including (STPP) hotel, public house, restaurant, residential, D1 & D2 use as well as retail.

## ACCOMMODATION

The premises are arranged on ground, first and second floors with some basement space offering the following approximate gross internal floor areas:

Ground Floor	13,412 sq ft	(1246 sq m)
First Floor	11,614 sq ft	(1079 sq m)
Second Floor	10,129 sq ft	(941 sq m)

A service yard gives access off Cox Lane to the rear of the premises.

## TENANCIES

Parts of the ground floor of the premises are either let or under offer as retail shops and details of these tenancies, producing an annual rental income in excess of £150,000 per annum excl., are contained within the information pack that is available from the joint selling agents.

## TERMS

Offers in excess of **£1,000,000 (One million pounds)** are sought for the benefit of the freehold interest in this property subject to contract and the tenancies that are currently in place. We understand that VAT will be applicable to this transaction.

## LEGAL COSTS

Each party to be responsible for its own legal costs incurred in the transaction.

## ENERGY PERFORMANCE CERTIFICATE

A number of EPCs exist in respect of the subject premises with energy ratings ranging from C to G. Full information available on request.

## FURTHER INFORMATION

A comprehensive pack of information about the subject premises (including floor plans and tenancy details) can be obtained from the joint selling agents Jamieson Mills and EWS Chartered Surveyors.

## VIEWING

Please contact George Woodward. EWS Ltd, Tel: 01473 216200, email [George.woodward@ews.co.uk](mailto:George.woodward@ews.co.uk) or Jamie Simister of Jamieson Mills Tel: 020 7758 0052, email [jps@jamiesonmills.com](mailto:jps@jamiesonmills.com)

