

EWS

CHARTERED SURVEYORS



FOR SALE

32 FORE STREET, IPSWICH IP4 1JU

ATTRACTIVE AND PROMINENT MODERN OFFICE BUILDING
WITH ON-SITE PARKING
(POTENTIAL FOR CONVERSION TO RESIDENTIAL)

2,920 SQ FT (271.27 SQ M)

31 LOWER BROOK STREET
IPSWICH, SUFFOLK, IP4 1AQ

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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, Midlands and London via the A12 and A14. London Liverpool Street is just over an hour away by train.

32 Fore Street occupies an excellent town centre location benefiting from its close proximity to both the town's principal shopping area and to the Waterfront regeneration area where Ipswich's university campus is located and where major residential, commercial and leisure development has taken place over recent years.

The property also enjoys a prominent corner location directly overlooking the junction of Fore Street (one of the key historic areas of Ipswich) and Star Lane, part of the town's inner ring road system. The premises are therefore not only readily accessible by car but also highly visible to passing traffic.

DESCRIPTION

The property comprises a modern purpose-built office building together with on-site car parking facilities for 7 vehicles accessed directly off Star Lane. It provides an excellent standard of office accommodation, comprising a combination of open plan and individual office areas with an attractive reception area accessed from Fore Street.

Alternatively the property does have the potential of being converted to residential use, subject to the necessary consents.

ACCOMMODATION

All measurements approximate

Ground Floor	
Offices	800 sq ft (74.32 sq m)
Rear Entrance/ Kitchen Area	60 sq ft (5.57 sq m)
First Floor	
Offices	1,500 sq ft (139.35 sq m)
Second Floor	
Offices	560 sq ft (52.02 sq m)
Total	2,920 sq ft (271.27 sq m)

RATES

As advised by Ipswich Borough Council:

Rateable Value (2010)	£22,500.00
Estimated Rates Payable (2015/16)	£11,092.50

(Please note – the above figure are estimates only. All applicants are advised to contact Ipswich Borough Council's Business Rates team for further information).

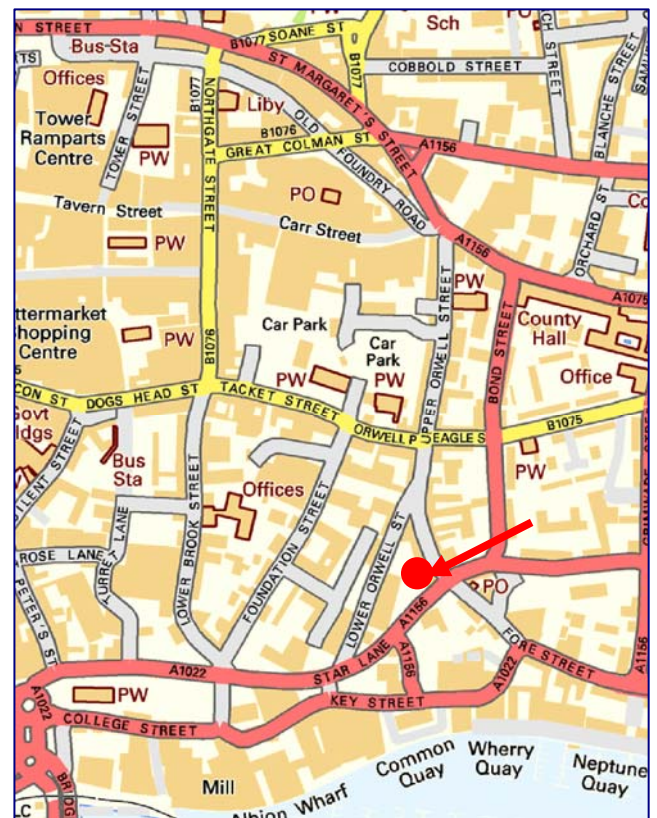
ENERGY PERFORMANCE CERTIFICATE

Rating: D (85)

TERMS

The premises are available for sale with full vacant possession with offers invited in the region of **£400,000** (four hundred thousand pounds).

Alternatively, the property could be let on a new full repairing and insuring lease, for a term of years to be agreed, with three yearly upward only rent reviews at a rent of **£29,500** (twenty nine thousand, five hundred pounds) per annum exclusive.



[VIEWING / FURTHER DETAILS](#) **EWS** TELEPHONE 01473 216 200

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