

# EWS

CHARTERED SURVEYORS



**FOR SALE – may let**

21 MUSEUM STREET, IPSWICH IP1 1HE

ATTRACTIVE PERIOD TOWN CENTRE OFFICE BUILDING

1,257 SQ FT (116.78 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.

This property is located in Museum Street, one of the principal professional office locations in Ipswich.

## DESCRIPTION

An attractive Grade II Listed building. The property occupies a prominent corner location at the junction of Museum Street and Elm Street, close to the heart of Ipswich town centre.

The property provides office accommodation over two floors, together with a basement (not inspected), and an attic, accessed via a trapdoor (not inspected).

The building also offers potential for conversion to residential, subject to planning.

## ACCOMMODATION

All measurements approximate

### Ground floor

Offices	576 sq ft ( 53.51 sq m)
Store	28 sq ft ( 2.60 sq m)

### First floor

Offices	421 sq ft ( 39.11 sq m)
Store	53 sq ft ( 4.92 sq m)

**Cellar** (not inspected) 179 sq ft ( 16.63 sq m)

**Attic** (not inspected)

**Total** 1,257 sq ft (116.78 sq m)

## RATES

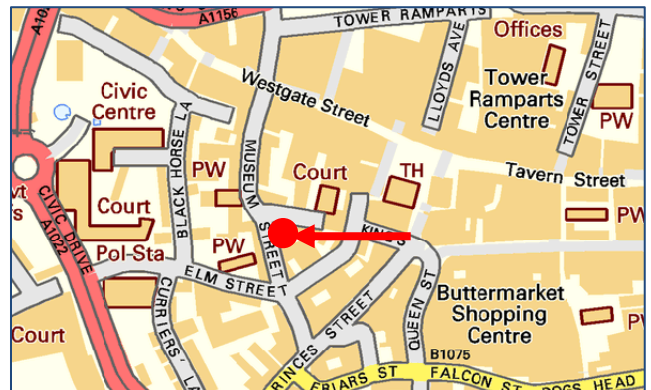
The rating assessment for 21 Museum Street includes No. 17-19 and will need to be re-assessed.

## TERMS

The freehold is available at a guide price of **£130,000** (one hundred and thirty thousand pounds), with vacant possession, subject to contact.

**OR**, alternatively, could be made available to let on a new full repairing and insuring lease, for a term of years to be agreed, incorporating upward only rent reviews at three or five yearly intervals (depending on length of lease) at a commencing rent of **£9,500** (nine thousand five hundred pounds) per annum exclusive.

We are advised that the purchase price / rental will not be subject to VAT.



VIEWING / FURTHER DETAILS **EWS** TELEPHONE 01473 216 200

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