

# EWS

CHARTERED SURVEYORS



**FOR SALE**

18 MUSEUM STREET, IPSWICH, IP1 1HT

A rare opportunity to purchase an early 19<sup>th</sup> century listed building  
located in the heart of Ipswich town centre

Suitable for a wide range of commercial / medical / educational uses  
and / or residential conversion (subject to planning)

FOUR FLOORS OF ACCOMMODATION  
TOTALLING APPROX 2,820 SQ FT (262 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.

Museum Street lies at the heart of Ipswich's town centre and forms part of the town's established professional office location but is beginning to undergo a major transformation to accommodate a much broader range of occupiers from the residential, medical and leisure sectors as well as commercial. The premises are within easy walking distance of all Ipswich's central amenities: leisure, retail, office, car parks and bus stations and are a 10 minute walk from the town's train station.

The premises currently form part of the Ipswich office of major regional law firm, Birketts LLP who are due to be relocating to purpose-built new offices in nearby Princes Street.

## DESCRIPTION

The property comprises an early 19<sup>th</sup> century former town house which was subsequently converted to its current use as a professional office.

The building is one of a pair of semi-detached properties which have a forecourt overlooking the junction of Museum Street and Arcade Street and a rear yard (originally gardens) which currently provides on site car parking facilities accessed off Black Horse Lane. The building retains many of the features of the original town house including high ceilings and large Georgian windows giving good natural light.

## ACCOMMODATION

The accommodation is arranged on four levels with the current layout of space offering the following approximate net internal floor areas:

Lower Ground Floor	745 sq ft ( 69.21 sq m)
Ground Floor	932 sq ft ( 86.58 sq m)
First Floor	608 sq ft ( 56.48 sq m)
Second Floor	536 sq ft ( 49.80 sq m)
<b>Total</b>	<b>2,821 sq ft (262.08 sq m)</b>

A floor layout plan is provided on the next page.

## PLANNING

The property is Grade II listed and, from informal enquiries we have made of Ipswich Borough Council's Planning Department, we understand that a flexible approach will be taken to a change of use from offices to a wide range of alternative uses in order that this important historic town centre building is retained and enhanced. We are confident that conversion back to a town house would receive favourable consideration.

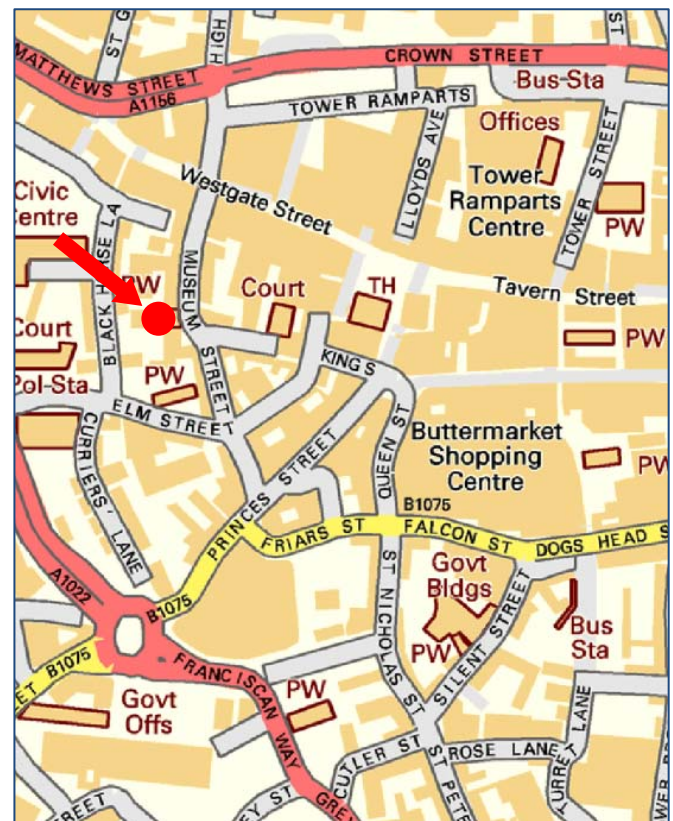
## TERMS

The premises are for sale freehold either with vacant possession upon completion or alternatively Birketts would be willing to take a short term leaseback pending their move to their new offices in early 2018.

Further information (including CAD plans) available on application.

## PRICE

Offers invited in the region of **£250,000 (two hundred and fifty thousand pounds)**.



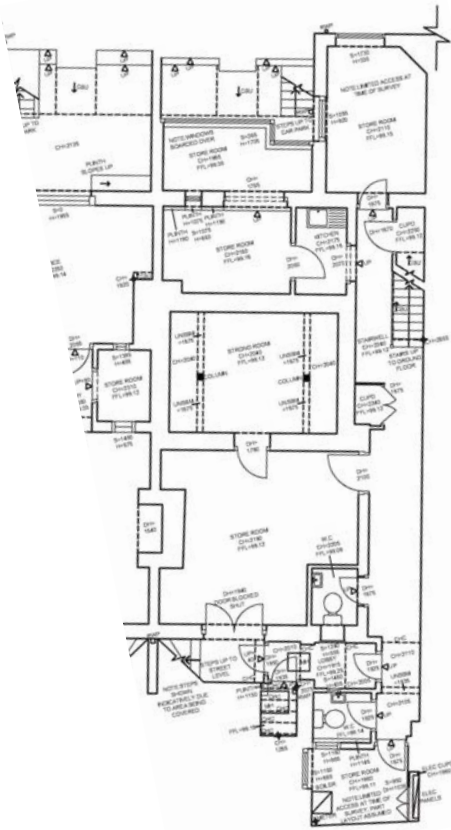
[VIEWING / FURTHER DETAILS](#) **EWS** [TELEPHONE 01473 216 200](tel:01473216200)

**GEORGE WOODWARD**

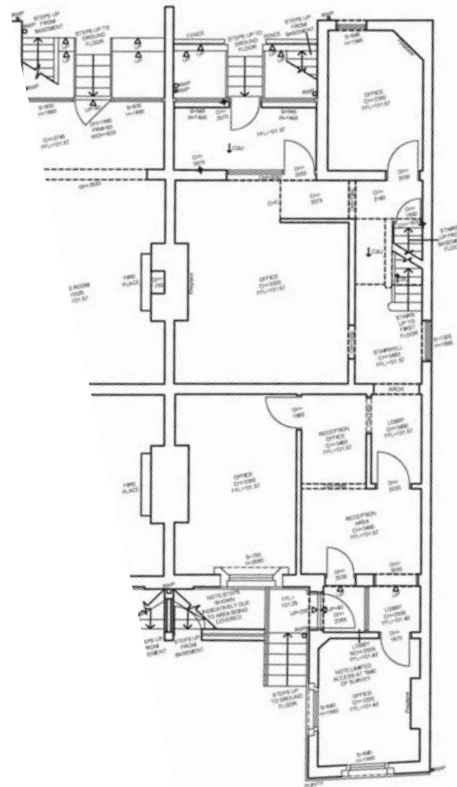
email: [george.woodward@ews.co.uk](mailto:george.woodward@ews.co.uk)

FLOOR LAYOUT PLANS

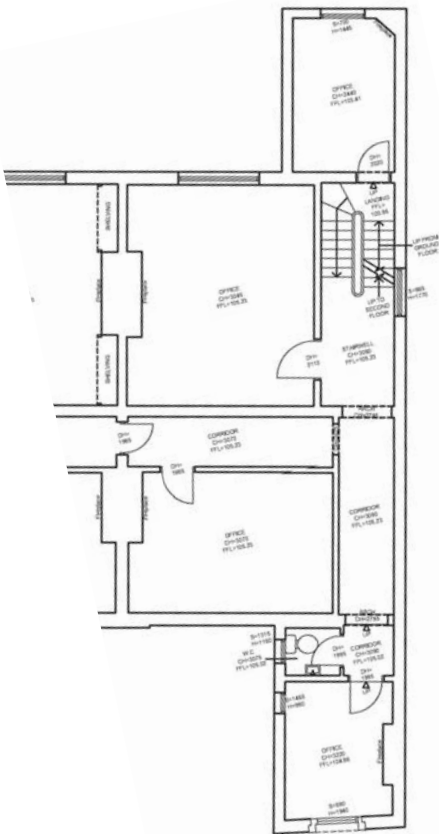
NOT TO SCALE



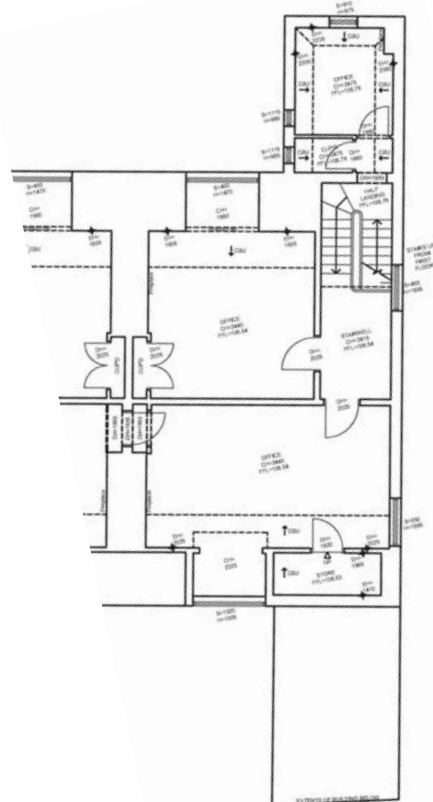
LOWER GROUND FLOOR



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR