

**Directions**

For those using the What3Words app: ///pays. stops.wisdom



*Prominent landmark shops and offices, which have been fully refurbished and redecorated, in a town centre location with on site car parking.*

**TO LET**  
Rent on application  
Ref: B030

Crown Chambers  
2-16 Crown Street  
Ipswich  
IP1 3LD



A fully refurbished landmark office/former estate agents premises in Ipswich town centre with car parking, comprising three ground floor retail premises and five first floor offices. Potential for sub-division/shared occupation.

Available on a new lease on terms to be agreed.

Need to sell or buy furniture?  
If so, our Auction Centre would be pleased to assist — please call 01728 746323.

Contact Us

Clarke and Simpson  
Well Close Square  
Framlingham  
Suffolk IP13 9DU  
T: 01728 724200

And The London Office  
40 St James' Place  
London SW1A 1NS

email@clarkeandsimpson.co.uk  
www.clarkeandsimpson.co.uk



### Location

Crown Chambers is located on Crown Street, close to the centre of Ipswich, Suffolk's County Town, with a resident population of approximately 130,000. The A12 and A14 dual carriageways provide excellent road communications with the national motorway network, London and the Midlands. The town's railway station, only a few minutes walk away, provides a regular service to London Liverpool Street with a journey time of approximately 1 hour 10 minutes.

### Description

The property comprises a well known and prominent landmark office/former estate agents' premises with the benefit of 3 on-site car parking spaces.

The property has historically been occupied by Penningtons for many years and has an extensive glazed frontage to Crown Street and several doorways and independent access to first office floor accommodation.

Comprehensive refurbishment works have been undertaken and the building provides excellent modern office/retail/estate agent's premises with new lighting, carpeting and heating together with fully refurbished, shared kitchen and welfare facilities. The entire electrical installation has been upgraded with dedicated trunking for IT and telephony - there is a 30 channel telecoms distribution point on the first floor.

### The Accommodation

The accommodation comprises the following:

RETAIL ACCOMMODATION	Sqm	Sq Ft
Shop 4-6	LET	LET
Shop 8	15.4	165
Shop 12	LET	LET
Shop 14	LET	LET
<b>TOTAL</b>	<b>30.5</b>	<b>327</b>
FIRST FLOOR OFFICE ACCOMMODATION	Sqm	Sq Ft
Office 1	39.2	422
Office 2	LET	LET
Office 3	LET	LET
Office 4	LET	LET
Office 5	LET	LET
Office 6 to 8	LET	LET
<b>TOTAL</b>	<b>88.4</b>	<b>952</b>



### NOTES

1. Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included. No guarantee can be given that any planning permission or listed building consent or building regulations have been applied for or approved. The agents have not been made aware of any covenants or restrictions that may impact the property, unless stated otherwise. Any site plans used in the particulars are indicative only and buyers should rely on the Land Registry/transfer plan.

2. The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 require all Estate Agents to obtain sellers' and buyers' identity.

*March 2023*

### Planning

The property has historically been used as Class A2 (now Class E) Estate Agents/Financial and Professional Services, but would also be suitable for other uses including B1 Office or Non-Residential Education/ Training Centres D1 (or F1/E). Further enquiries should be addressed to Ipswich Borough Council.

### Business Rates

**Retail units:** The properties are currently assessed as Shop & Premises - Rateable Value £14,500

**Office units:** The properties are currently assessed as Offices & Premises - Rateable Value £5,600

Business rates are payable on the car parking spaces.

### Local Authority

Ipswich Borough Council; Grafton House, 15-17 Russell Road, Ipswich IP1 2DE; Tel: 01473 432000

### Terms

Individual parts of the ground/first floors are available on new effectively Full Repairing and Insuring Leases. The car parking spaces are subject to separate Licence Agreements. Further details upon application. A legal fee deposit will be required on instructing solicitors - refundable upon legal completion.

### Service Charge

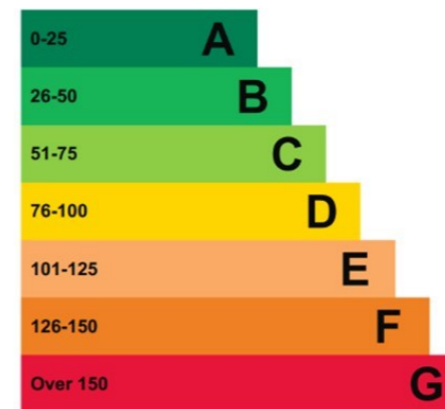
There is a Landlord's service charge to cover external repairs and maintenance. Further details upon application.

### Viewing

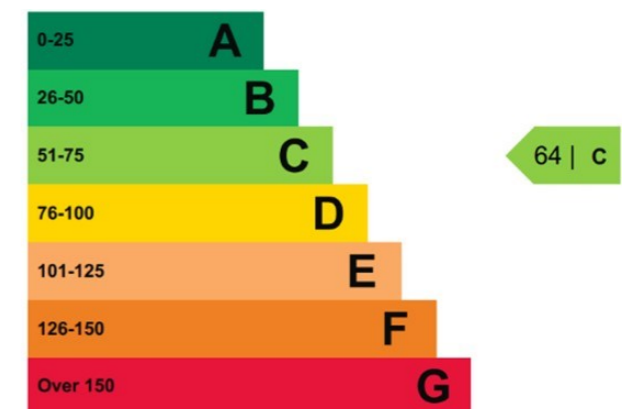
Strictly by prior appointment with the agent.

### EPC

Rating = C (74) and C (64)

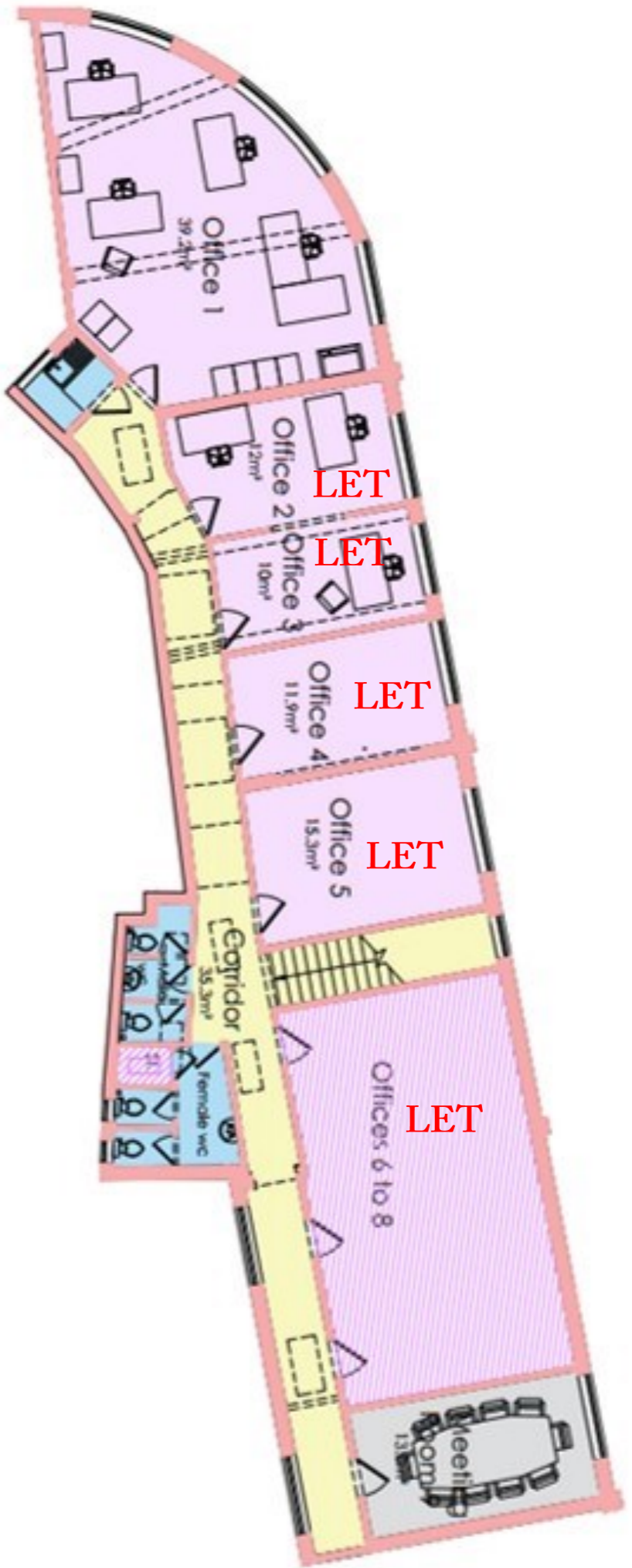


2-16 Crown Street



14-16 Crown Street





GROUND FLOOR RETAIL -

