

*Former shop premises arranged over  
3 floors and basement, close to the  
popular Ipswich Waterfront.*

For Sale (or may Let)  
£162,000  
Ref: B056B

34 St Peters Street  
Ipswich  
IP1 1XB



Former shop premises in current use as an office /estate agents with accommodation arranged over three floors with basement storage.

The existing tenants are relocating and the property will be available from February 2024.

#### 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

St Nicholas Street, and St Peters Street which adjoin, connects the town centre with the popular Waterfront area and have become a specialist retail street with bars and restaurants. The street has been improved with hard landscaping and there is some on street carparking and public car parks nearby.

## Description

Former shop premises in current use as an office and estate agents with accommodation arranged over three floors with basement storage. There is electric heating and LED lighting provided. There are fire exit doors with 32 St Peters Street on the first and second floors. Rear garden and shed.

## The Accommodation

Description	Sqm	Sq Ft
Basement	10.3	110
Ground Floor	28.8	311
First Floor	30.8	332
Second Floor	33.3	359
<b>TOTAL</b>	<b>103.4</b>	<b>1112</b>

## Planning

Current Use Class E Business. The property may be suitable for other uses. The property has previously been used as a restaurant as well as Class D1 (non residential institutions such as healthcare, nursery and training centres) Further enquiries should be addressed to Ipswich Borough Council

## Terms

The property is offered for sale with vacant possession at a Guide Price of £175,000. Alternatively the property may be available to let on a new lease - Terms on Application.

## Tenure

Freehold

## Service Charge / Insurance

There is no service charge payable.; The tenant will be responsible for reimbursing the Landlord's buildings insurance premium.

## Services

The property is served by mains water, main drainage and electricity.

## Business Rates

The property is currently assessed as Shop and Premises. Rateable value £9,000. Qualifying occupiers may be eligible for small business rates relief which can reduce rates payable by up to 100% for certain properties. Further information available from Ipswich Borough Council.

## VAT

Not applicable.

## Local Authority

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

## EPC

Rating = D (76). A full copy of the EPC is available on request.

## Viewing

By prior appointment through sole agents Clarke & Simpson; 01728 724200; rbertram@clarkeandsimpson.co.uk.



## NOTES

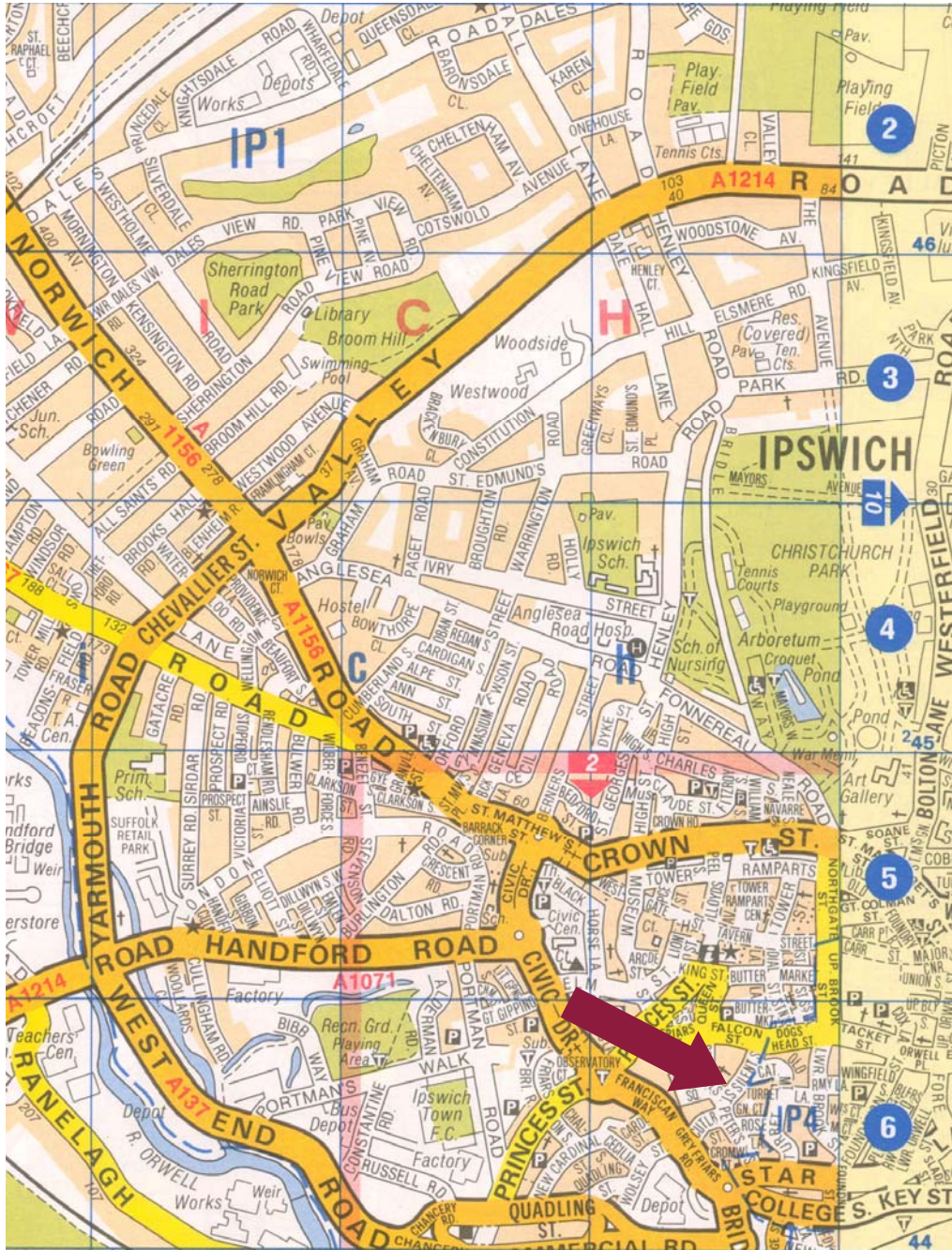
1. Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars 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.

*April 2024*

**Directions**

For those using the What3Words app: [///taken.fortunate.proud](http://///taken.fortunate.proud)



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