



Spring Road, Ipswich, IP4 5NG

O.I.E.O £200,000 Freehold

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# Spring Road, Ipswich, IP4 5NG

NO ONWARD CHAIN - An ideal opportunity for either a developer or investor to purchase this ex-retail premises (Previously Marshions Electronics) located on the East side of Ipswich in the Copleston school catchment. This end of terraced property is arranged over two floors comprising extended ground floor area including shop area with basement, shop reception, further reception room, kitchen, G/F bathroom, workshop area, garage workshop area, stairs to first floor leading to 3 rooms which would have been originally bedrooms, outside driveway into car parking area providing plenty of off road parking and detached garage.

## FRONT SHOP AREA

12' 11" x 10' 4" (3.94m x 3.15m)

## REAR SHOP AREA

12' 11" x 9' 7" (3.94m x 2.92m)

## RECEPTION ROOM

9' 7" x 8' (2.92m x 2.44m)

## WORKSHOP AREA

9' 9" x 9' 4" (2.97m x 2.84m)

## GARAGE WAREHOUSE

30' 1" x 13' 5" (9.17m x 4.09m)

## KITCHEN

13' 1" x 7' 5" (3.99m x 2.26m)

## BATHROOM

7' 5" x 5' 7" (2.26m x 1.7m)

## STAIRS TO FIRST FLOOR FROM RECEPTION ROOM

## ROOM 1

12' 10" x 9' (3.91m x 2.74m)

## ROOM 2

12' 10" x 10' 7" (3.91m x 3.23m)

## ROOM 3

10' 5" x 8' (3.18m x 2.44m)

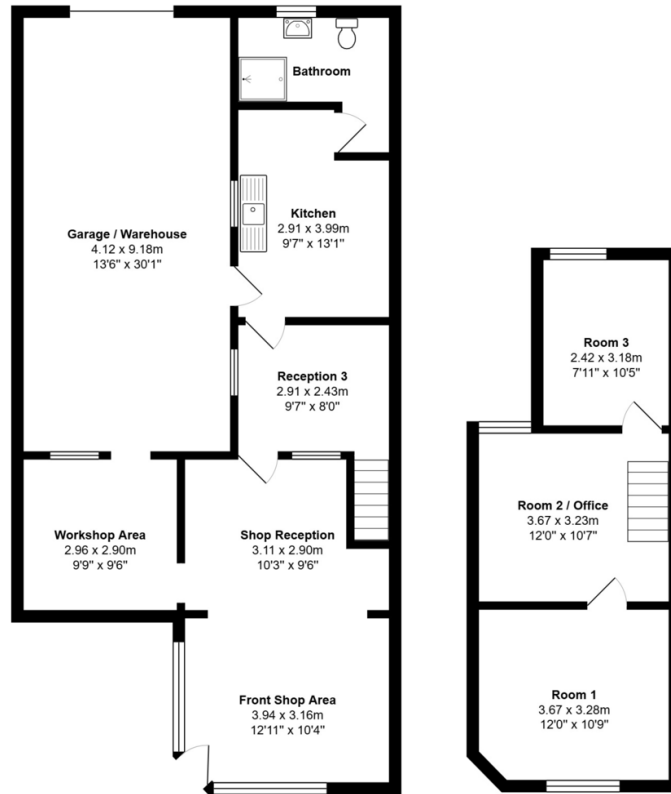
Spring Road IPSWICH IP4 5NG	Energy rating <b>D</b>	Valid until:	13 July 2035
		Certificate number:	2100-3453- 6050-5107- 4991

## Property type

Retail/Financial and  
Professional Services

## Total floor area

125 square metres



## OUTSIDE

Front area laid to concrete with access into shop area, side access from driveway leading to plenty of off road parking, detached garage, area all enclosed by fencing.

## COUNCIL TAX

No council tax currently paid - Business Allowance.

## SERVICES

We understand all mains services are connected.

## NEAREST SCHOOLS

St Johns Cevap and Copleston high school.

## DIGITAL MARKETS, COMPETITION AND CONSUMER ACT 2024 (DMCC)

DIGITAL MARKETS, COMPETITION AND CONSUMER ACT 2024 (DMCC)

Your Ipswich Ltd has not tested any electrical items, appliances, plumbing or heating systems and therefore cannot testify that they are operational. These particulars are set out as a general outline only for the guidance of potential purchasers or tenants and do not constitute an offer or contract. Photographs are not necessarily comprehensive or current and all descriptions, dimensions, references to condition necessary permissions for use and

occupation and other details are given in good faith and believed to be correct but should not be relied upon as statements of, or representations of, fact. Intending purchasers or tenants must satisfy themselves by inspection or otherwise as to the correctness of each of them. We have taken steps to comply with the Digital Markets, Competition and Consumer Act 2024 (DMCC), which require both the seller and their agent to disclose anything, within their knowledge, that would affect the buying decision of the average consumer. If there are any aspects of this property that you wish to clarify before arranging an appointment to view or considering an offer to purchase, please contact us and we will make every effort to be of assistance.

Your Ipswich Ltd, as part of their service to both vendor and purchaser, offer assistance to arrange mortgage and insurance policies, legal services, energy performance certificates, and the valuation and sale of any property relating to any purchaser connected to this transaction. Your Ipswich Ltd confirms they will not prefer one purchaser above another solely because he/she has agreed to accept the offer of any other service from Your Ipswich Ltd. Referral commission (where received) is in the range of £60 to £200.

### AGENT'S STAMP DUTY NOTE

Please be advised that as of the 1st of April 2025, the government is changing the stamp duty and land tax structure on all residential purchases, which may affect the cost of stamp duty and land tax for your property purchase.

As of the 1st of April 2025, stamp duty and land tax will become due on all residential purchases of £125,000 or more. First time buyers will be required to pay stamp duty and land tax on all purchases of £300,000 or more.

If you are purchasing a second home, you will also be required to pay an additional 5% stamp duty and land tax.

### USE CLASS

Current class use for the property is (E).

### BROADBAND & MOBILE PHONE COVERAGE

Broadband- To check the broadband coverage available in the area go to

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Mobile Phone- To check mobile phone coverage in the area go to

<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

**VIEWING STRICTLY BY APPOINTMENT  
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