

8/8A Orwell Place, Ipswich, Suffolk, IP4 1BB



For Sale

- Situated on Orwell Place within Ipswich town centre
- One retail unit and four self-contained residential apartments
- Guide price £325,000 subject to the existing leases

Freehold
Mixed Use
Investment



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Details

Location

Ipswich is the County town of Suffolk with a resident population of approximately 130,000 and a retail catchment of almost 350,000. Ipswich is situated approximately 79 miles north east of Central London, 43 miles south of Norwich and 18 miles north of Colchester.

Orwell Place is situated in the south eastern part of the town centre, occupiers include a variety of independent retailers, restaurants and other businesses. The premises are on the south side of the street close to the junction with Upper Orwell Street and Fore Street.

The NCP Cox Lane and Tacket Street surface car parks are situated in close proximity.

Description

The property comprises an attractive Grade II Listed, mixed use, three storey building with basement and is of brick construction beneath a pitch tiled roof.

The ground floor comprises a self-contained shop with ancillary accommodation including a kitchen, stores and WC facilities. In addition a basement provides further storage.

The shop benefits from a fully glazed retail frontage and is fitted with fluorescent spot lighting, power & data points and wood floor coverings.

The upper floors comprise two studio apartments and two one bedroom apartments, accessed via a shared entrance off Orwell Place. The one bedroom apartments are arranged off a central corridor and arranged to provide a double bedroom, kitchen, lounge and bathroom. The studio apartments comprise a lounge/bedroom with integral kitchen, bathroom and WC.

A single car parking space is allocated to the rear of the property, accessed from Fore Street.

Accommodation

The property provides the following approximate net internal floor areas & dimensions:

Shop - Ground Floor

Sales Area	378 sq ft (35.15 sq m)
Store 1	75 sq ft (7.01 sq m)
Store 2	29 sq ft (2.66 sq m)
Kitchen	100 sq ft (9.29 sq m)
Basement Stores	641 sq ft (59.54 sq m)
Total Net Internal Floor Area	1,223 sq ft (113.65 sq m)

Upper Floors (Approximate Max Measurements)

Flat 1

Lounge	4.42 m x 3.94 m
Kitchen	2.43 m x 3.17 m
Bedroom	3.52 m x 2.86 m

Bathroom	1.44 m x 2.59 m
Hallway	0.87 m x 3.29 m

Flat 2

Lounge/Bedroom/Kitchen	4.14 m x 3.84 m
Bathroom	1.78 m x 2.49 m
Bathroom Cupboard	1.78 m x 0.69 m
Cupboard	0.83 m x 0.76 m
Hallway	0.84 m x 2.09 m

Flat 3

Lounge	3.62 m x 4.46 m
Bedroom	3.43 m x 2.87 m
Kitchen	2.72 m x 3.23 m
Bathroom	1.48 m x 2.49 m
Bathroom Cupboard	1.48 m x 0.53 m
Hallway	1.18 m x 3.20 m

Flat 4

Lounge/Bedroom/Kitchen	4.12 m x 3.85 m
Bathroom	2.47 m x 2.48 m
Bathroom Cupboard	2.47 m x 0.57 m
Cupboard	0.83 m x 0.76 m
Hallway	0.87 m x 2.07 m

Services

We understand that mains electricity, water and drainage are connected. The shop and flats are separately metered for electricity and water.

We have not tested any of the services and all interested parties should rely upon their own enquiries with the relevant utility providers in connection with the availability and capacity of all those serving the property, including IT and telecommunication links.

Business Rates & Council Tax

The property is assessed as follows:

Retail Unit - (ground floor & basement)

Rateable Value:	£6,200
Rates Payable (2023/24):	£3,093.80

All interested parties should make their own enquiries with the local authority in order to verify the rates liability.

The apartments all fall within Council Tax Band A.

Tenancies

Retail Unit (ground floor & basement) - Vacant

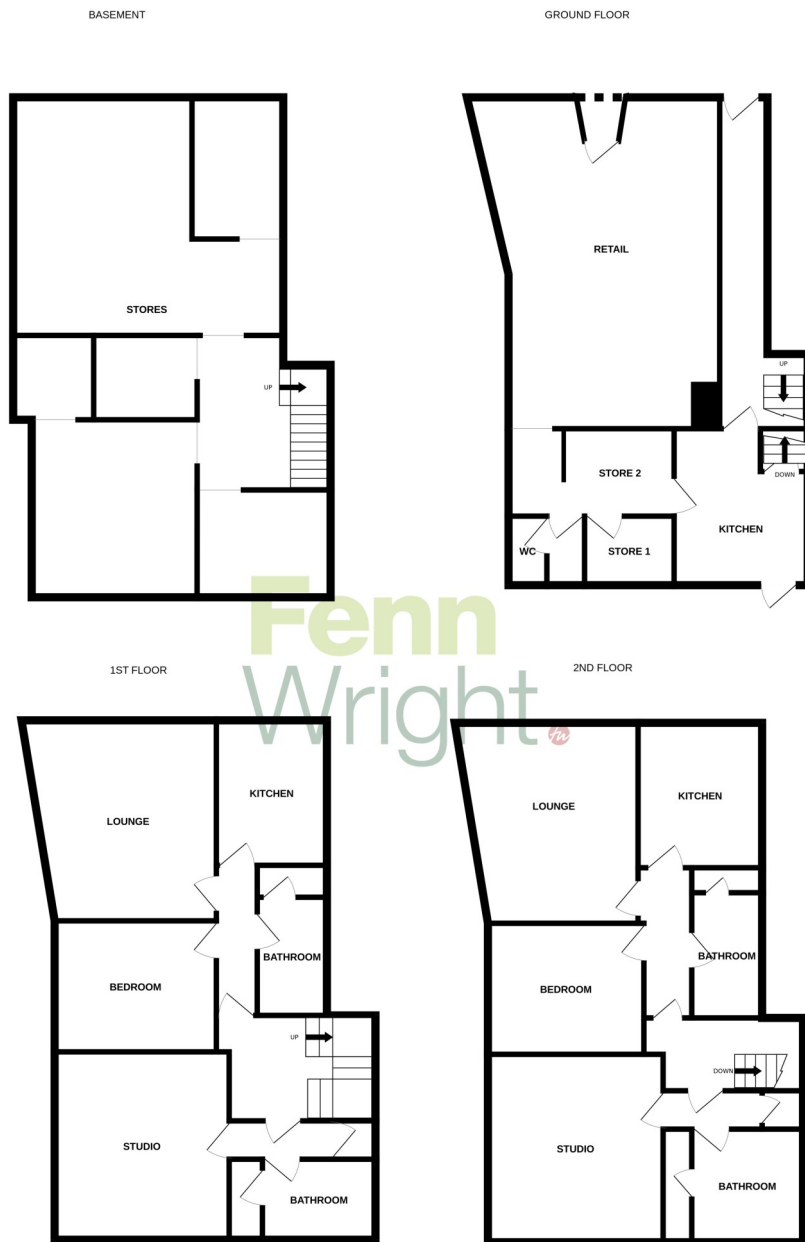
Estimated Rental Value: £8,500 per annum exclusive

Flat 1– Let on an AST at a rent of £520 pcm

Flat 2 - Let on an AST at a rent of £370 pcm

Flat 3 - Let on an AST at a rent of £595 pcm

Flat 4 - Let on an AST at a rent of £410 pcm



FLOOR PLAN—NOT TO SCALE FOR IDENTIFICATION PURPOSES ONLY

Local Authority

Ipswich Borough Council, Grafton House, 15-17 Russell Road, Ipswich, Suffolk, IP1 2DE

Tel: 01473 432000

Energy Performance Certificates

Retail Shop - D (83) *ref 2100-3358-5070-8102-1921*

Flat 1 - E (54) *ref 9920-2187-0303-1002-1743*

Flat 2 D (57) *ref 9115-2117-7002-0328-9302*

Flat 3 - E (52) *ref 8774-7327-2620-0114-4926*

Flat 4 - E (53) *ref 8804-6522-9289-5677-0906*

Terms

Offers are invited in the region of £325,000 for the freehold interest, subject to the existing tenancies.

The property is not elected for VAT.

Legal Costs

Each party is to be responsible for their own legal costs.

Particulars

Prepared in August 2023.

Viewing

Strictly by prior appointment with the sole agents:

Fenn Wright

1 Buttermarket, Ipswich, IP1 1BA

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fennwright.co.uk

Contact Hamish Stone

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For further information call

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