



FREEHOLD FOR SALE

Freehold Offices with Parking and Potential for Conversion, s.t.p.

Easton House, 4 Turret Lane,
Ipswich, Suffolk, IP4 1DL

PRICE

£225,000

Freehold with vacant possession

FLOOR AREA

1,962 sq ft

[182 sq m]

IN BRIEF

- » Located close to the town centre and within a short walk of the Waterfront
- » 1,962 sq ft (183 sq m) with two parking spaces
- » Potential for residential conversion, subject to planning

LOCATION

Ipswich is the county town of Suffolk with a resident population of about 133,000 and a retail catchment of approximately 330,000. The town is approximately 79 miles north east of Central London, 43 miles south of Norwich and 18 miles north east of Colchester.

The property is situated in Turret Lane, to the south of the town centre, adjacent to the Old Cattle Market bus station and within a short walk of the Waterfront.

DESCRIPTION

The property comprises self-contained office premises arranged over first and second floor levels, accessed from two ground floor entrances leading to an internal staircase.

The premises have been partitioned to create a number of separate rooms although the configuration could be modified to meet occupiers requirements. The premises are served by gas fired central heating, surface mounted lighting and carpet floor coverings. Kitchen facilities and WC's are provided on both floors.

Two undercroft parking spaces are available below the offices.

ACCOMMODATION

According to our measurements the premises provide the following approximate floor areas:

First Floor:

Offices	1,072 sq ft	[99.59 sq m]
Cupboard	15 sq ft	[1.38 sq m]
WC		

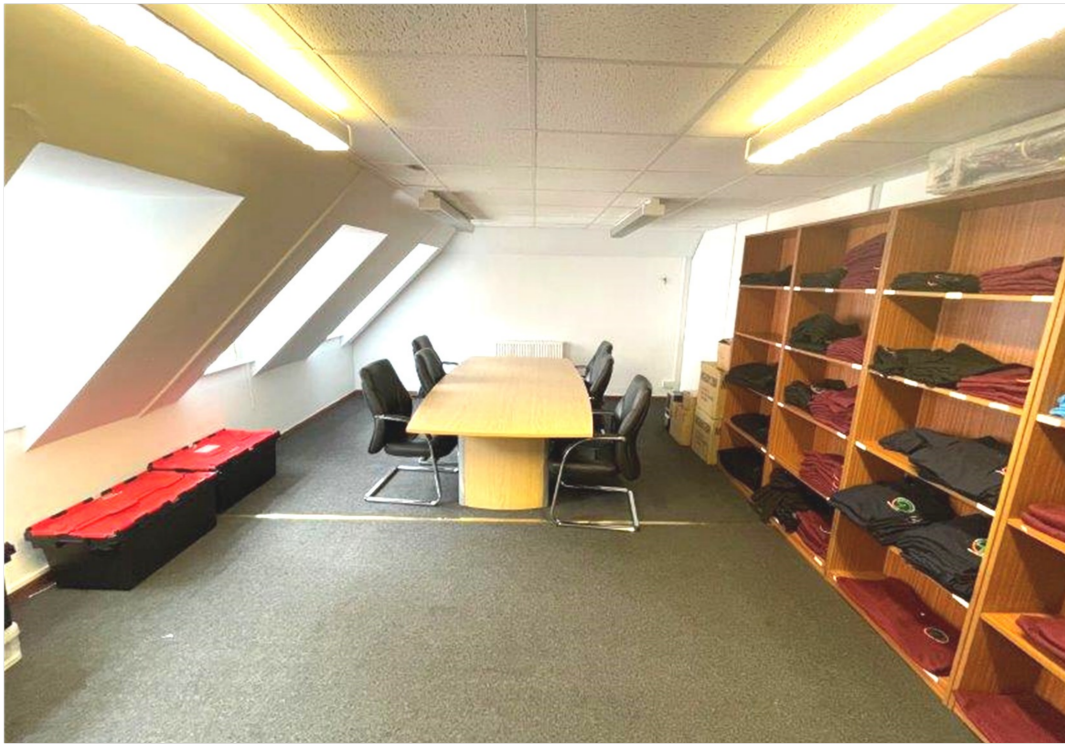
Second Floor:

Offices:	875 sq ft	[81.29 sq m]
WC		

Total net internal floor area: 1,962 sq ft [182.26 sq m]

NB: The above measurements exclude areas upon the second floor with headroom of less than 1.5 metres.





DEVELOPMENT POTENTIAL

Although the property would suit continued use as offices, it is also considered to have potential for residential conversion, subject to planning.

All interested parties should make their own enquiries with the local planning authority regarding their proposals for the property.

SERVICES

We understand that the property is connected to mains electricity, gas, water and drainage.

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

BUSINESS RATES

The property was removed from the Rating List in 2017 and will require reassessment.

LOCAL AUTHORITY

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

Telephone 01473 432000.

ENERGY PERFORMANCE CERTIFICATE [EPC]

Rating 62 (C)

TERMS

Offers are invited in the region of £225,000 for the freehold interest with vacant possession.

LEGAL COSTS

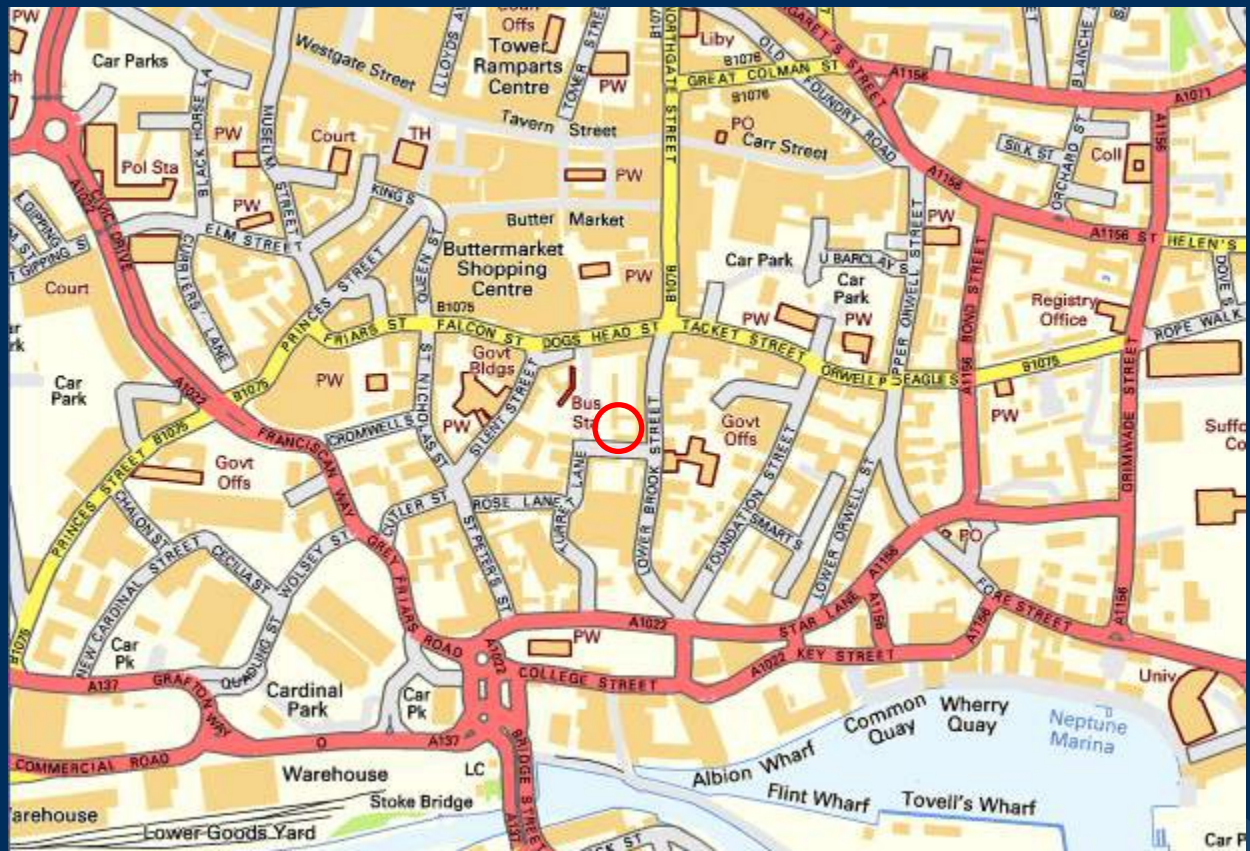
Each party to be responsible for their own legal costs.

VIEWINGS STRICTLY BY APPOINTMENT
VIA SOLE SELLING AGENTS:

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Particulars created April 2024

