

01284 702655

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## DEVELOPMENT OPPORTUNITY- FOR SALE

On instructions of The Police and Crime Commissioner for Suffolk

**Eddisons**

Incorporating Barker Storey Matthews



**10 MUSEUM STREET, IPSWICH, IP1 1HT**

**Price: £650,000 exclusive**

**Size: 767.64 sq m (8,264 sq ft) GIA**

- Town centre conversion opportunity
- Planning consent granted for 5 apartments plus 4-storey house
- Walking distance to bus and rail links
- Rear car parking area

## LOCATION

Ipswich is the main town of Suffolk with a population of around 130,000 people. The town stands adjacent to the A14 on the banks of the river Orwell. It is well situated close to the east coast with the major port facilities of Felixstowe close by. There are good road links to Stansted, the M11, Cambridge, and beyond. The property is located in the town centre in a mixed use retail, office and residential area. Museum Street intersects with Westgate Street which is one of the towns prime retail areas which leads down into Cornhill. There are several public car parks nearby.

## DESCRIPTION

The property consists of a brick-built character building arranged over basement, ground, first, and second floors, with a more modern rear extension and connecting walkway. Externally there is an existing car park for approximately 8 vehicles plus a small courtyard area between the two main sections of the property. The property has planning consent granted for the conversion of a 5-bedroom house fronting onto Museum Street plus a further 5 apartments of either 1 or two bedrooms. The development also proposes a 17 space cycle store with each apartment benefitting from a small wet store.

## SERVICES

Mains drainage, gas, electricity and water are believed to be connected to the property. Interested parties are however advised to make their own enquiries of the relevant service providers. No warranty can be given in respect of the condition or working order of services, fixtures and fittings.

## ACCOMMODATION

Ground Floor	254.16 sq m	(2,736 sq ft)
First floor	254.16 sq m	(2736 sq ft)
Second floor (inc loft)	227.4 sq m	(2,448 sq ft)
Basement	31.92 sq m	(344 sq ft)
<b>Total GIA</b>	<b>767.64 sq m</b>	<b>(8,264 sq ft)</b>

All measurements are approximate.

## BUSINESS RATES

From enquiries of the valuation office agency website we understand the property has a current rateable value of £40,750 (2023 assessment).

For the year commencing 1 April 2024, rates will normally be charged at 54.6p in the pound if the RV is £51,000 or more, and 49.9p if the RV is below £51,000.

## PRICE

The freehold of the property is available at a guide price of £650,000 exclusive. We understand VAT will not be charged on the price.

## LEGAL COSTS

Each party to bear their own legal costs. The prospective purchaser is to provide an undertaking in respect of the vendor's abortive costs should they withdraw from negotiations once solicitors have been instructed.

## EPC

The property has an EPC rating of C (61). A copy of the EPC is available on our website.

## PLANNING

The property has consent granted for residential conversion under application number IP/22/01032/FUL. Listed buildings consent has been granted under application number IP/22/01032/FUL. Further details are available on the Ipswich Borough Council planning website.

## LISTED STATUS

The property is grade II listed under reference: 1236645. The property is located within a conservation area.

## ANTI-MONEY LAUNDERING

Please note, all prospective parties will need to be verified for anti-money laundering purposes prior to the deal being agreed.

## VIEWING

Strictly by appointment with the sole agents:-

**Eddisons**  
incorporating **Barker Storey Matthews**

12 Forbes Business Centre

Kempson Way

Bury St Edmunds

IP32 7AR

Contact:

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For more information, visit [eddisons.com](https://www.eddisons.com)  
T: 01284 702655

### Important Information

Eddisons is the trading name of Eddisons Commercial Ltd and Eddisons Commercial (Property Management) Ltd (the Company). The Company for itself and for the vendor(s) or lessor(s) of this Property for whom it acts as agents gives notice that: (i) The particulars are a general outline only for the guidance of intending purchasers or lessees and do not constitute an offer or contract. (ii) All descriptions are given in good faith and are believed to be correct, but any intending purchasers or lessees should not rely on them as statements of fact and must satisfy themselves by inspection or otherwise as to their correctness. (iii) None of the building's services or service installations have been tested and are not warranted to be in working order. (iv) No employee of the Company has any authority to make or give any representation or warranty whatever in relation to the property. (v) Unless otherwise stated all prices and rents are quoted exclusive of VAT. (vi) Where applicable an Energy Performance Certificate is available upon request.

# Eddisons

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created on **edozo**

Plotted Scale - 1:1,250

This map is published for convenience of identification only and although believed to be correct, is not guaranteed and it does not form any part of any contract

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