



131-133 St. Helens Street , Ipswich, IP4 2LS

Property Development Opportunity

Located near the center of town, this double property boasts great space and development potential.

Previously used for commercial purposes, the property is now available to purchase for conversion into residential living to maximize earnings (STPP).

The site is well placed for access to public transport and a bus stop is located directly outside the property which offers regular bus services.

Has the facilities for commercial use and potential for other uses. The property does require renovation so let your architectural creativity flourish with the freedom this property provides.

Offers in excess of £270,000

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- 5000+ sq ft
- High Earning potential
- Can be converted to HMO/Flats etc
- Large space for parking at rear
- Available Immediately of propert



[Directions](#)



Floor Plan

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
	EU Directive 2002/91/EC	