

Freehold Opportunity

£1,100,000


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CHURCHGATES HOUSE, ST NICHOLAS CHURCH AND CAFE

Stunning 14th century church, detached three-storey office building and modern cafe, set on a 0.83 acre site in the heart of Ipswich town centre.

Ipswich, Suffolk.

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**PAUL
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COMMERCIAL



PROPERTY SUMMARY



1. Stunning Grade II listed church, modern glass walled cafe and spacious, three-storey detached office building.

2. Private parking for up to 17 vehicles.

3. Set on circa 0.83 acre site and approximately 12,000sq ft of floorspace.

4. Fantastic town centre location, with easy access to public transport.

5. Huge potential for conversion of the office to smaller units or residential STPP.

6. Offices - Circa 6665sq ft

Church and Cafe - Circa 5519sq ft

DESCRIPTION



Paul Hubbard Commercial are delighted to present an exciting and unique proposition located in the centre of Ipswich; St Nicholas Church and Churchgates House.

Situated right in the heart of Ipswich's busy town centre on Cutler Street, this 0.83 acre site includes a beautiful 14th century church, and modern glass walled cafe and a large, detached three-storey office building, all available with vacant possession.

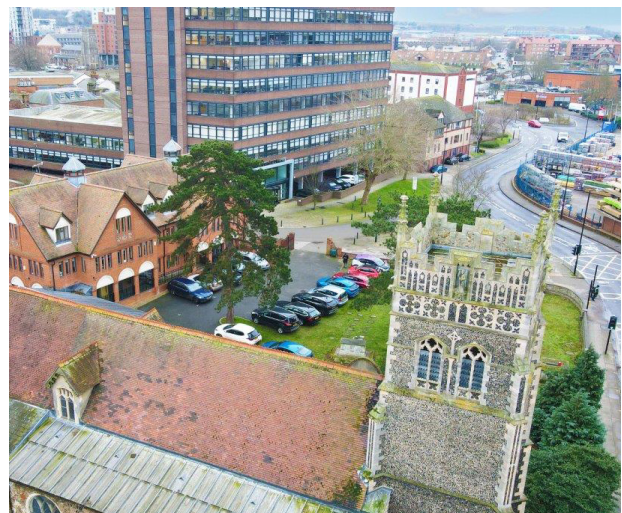


Owned for a number of years by the Diocese of St Edmundsbury and Ipswich, the site is now available to purchase due to relocation and offers huge potential to anyone looking for a unique town centre commercial investment.



The site is situated in the area of town known as "The Saints", a local hub for small enterprises and a tight-knit community of independent establishments including shops, cafes, and restaurants. The area buzzes with activity throughout the year, highlighted by the beloved Street Markets held on St. Peter's Street.

With over 12,000sq ft of floorspace across the 3 buildings, this is a spacious and adaptable site which could be a fantastic new home for a growing business, or an intriguing investment for someone interested in splitting up the units and renting them out.



The office building is currently occupied and the church and cafe are used for various events and functions throughout the year, however the full site is available with vacant possession.

ST. NICHOLAS CHURCH AND CAFE

St Nicholas' Church is a medieval church which is currently used by the Diocese of St Edmundsbury and Ipswich as a conference centre and is adjacent to the diocesan offices.

The church dates from 1300 and was substantially refitted in 1849, and the fifteenth century tower was rebuilt in 1886.

The church was made redundant in 1984 and in 2001 the Diocese of St Edmundsbury and Ipswich repurchased it and have developed the conference centre, linked by a new modern glass cafe building to their offices in Churchgates House.

The church has been available to hire as a venue for business, educational and religious events and could continue to operate in the same capacity under new ownership.

The use class for the church, which includes the café, is D1 – "Non-residential institutions". This can include clinics, health centres, crèches, day nurseries, day centres, schools, art galleries (other than for sale or

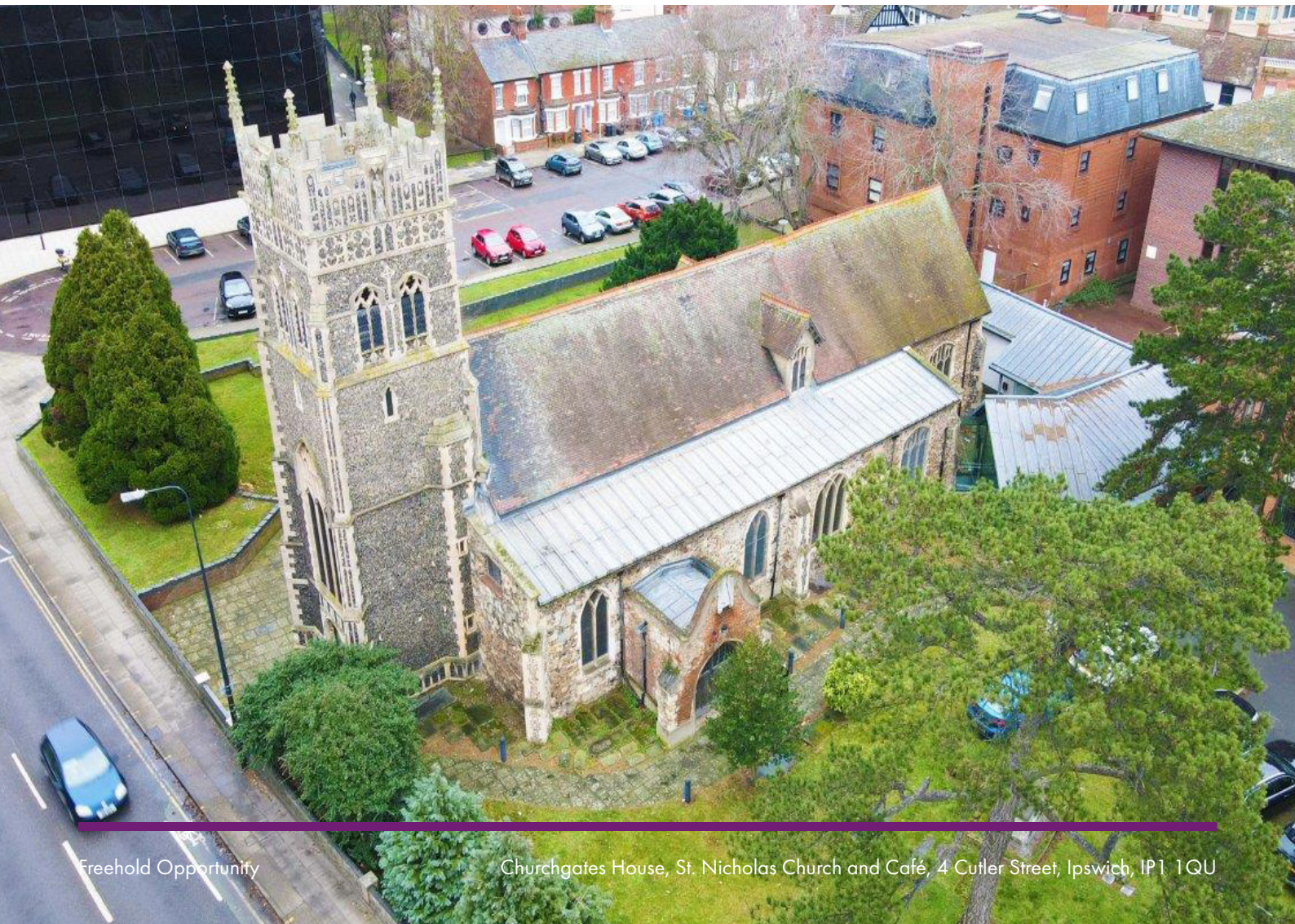
hire), museums, libraries, halls, places of worship, church halls, law court, non-residential education and training centres.

For more information on planning potential or change of use, please contact Ipswich Borough Council. Please also note that the church is within the Ipswich Conservation Area.

The cafe is a stunning addition to the site, comprising a fully glass structure adjoining both the church and the offices. This was closed during COVID 19 and has not yet re-opened, however it does offer fantastic potential for a new operator due to the large amount of businesses in the area.

It includes a fully fitted commercial kitchen, WCs, capacity for 50+ guests and could be used to work in conjunction with the office building, or run and operated completely separately.

The current rateable value for the church and cafe (1 April 2023 to present) is £8,700 for the cafe and £20,750 for the church.





CHURCHGATES HOUSE OFFICES

The offices were built on the site in the 1980's and offer a large space for businesses looking to grow, relocate or simply upgrade their headquarters.

The property is set across 3 floors and boasts roughly 6600sq ft of floorspace, which can easily cater for companies with a large workforce.

The offices are bright, spacious and modern, with air conditioning throughout, open plan and cellular office spaces, multiple staircases, board rooms and meeting rooms, multiple kitchens and WCs and is well laid out for quick and easy access to any part of the building.

Due to the current layout, the building could easily be split into two separate units as there are two staircases either side of the building, allowing access to the upper floors should multiple companies want to occupy the space, or should an investor look to split up and rent out smaller units.

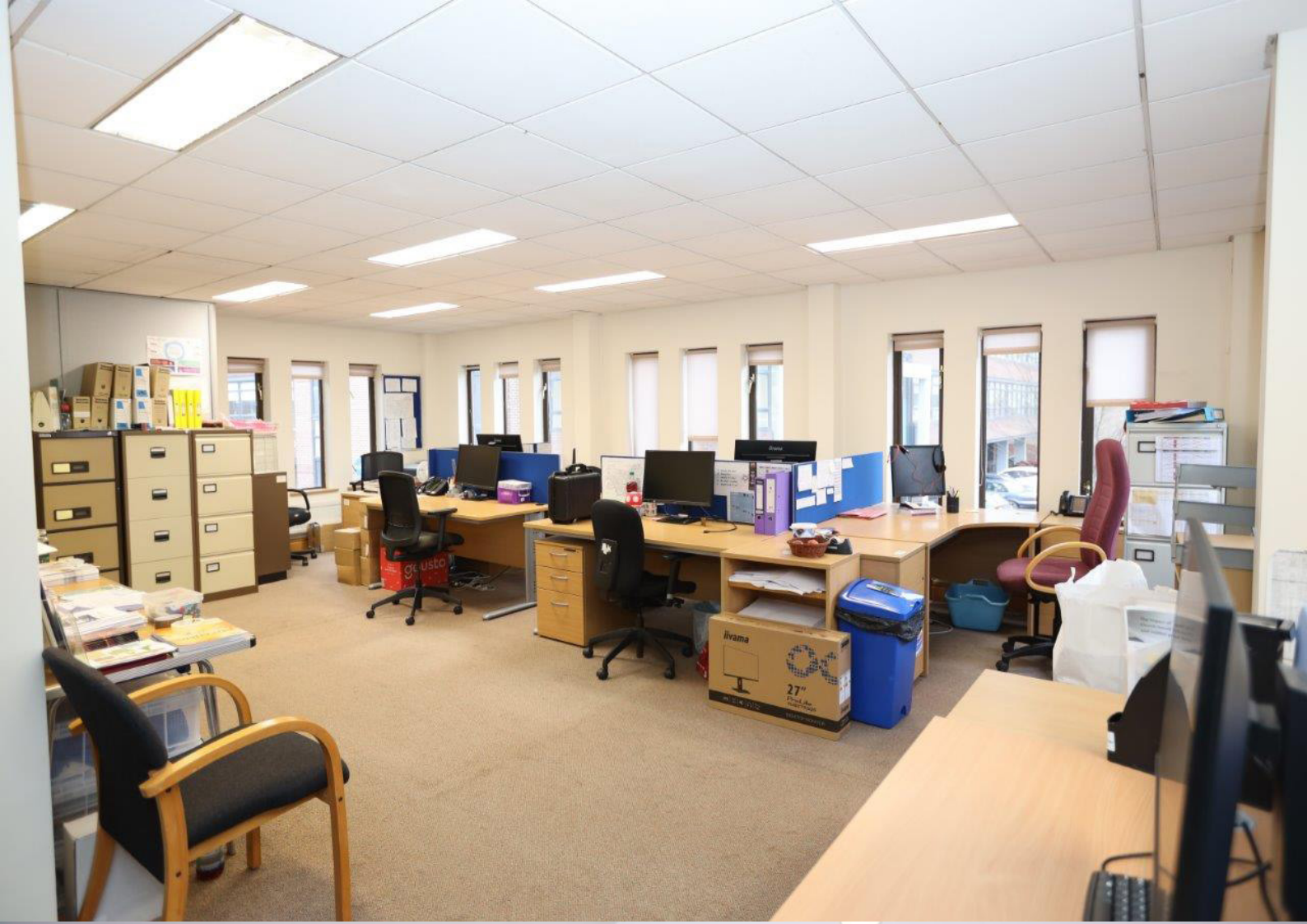
The layout also lends itself to division into smaller serviced office spaces, which has seen a huge spike in popularity since 2020 across the country.

To the front of the offices are parking spaces for around 17 vehicles, which is currently shared with the church and cafe. It might be possible to increase this STPP, however due to it's town centre location there is an abundance of pay and display parking in the immediate area, so staff members will not struggle to find somewhere close by.

The offices are currently Class E, however due to the size, layout and location of the property, there could be potential for residential conversion STPP.

All enquiries regarding change of use should be directed to Ipswich Borough Council.

The current rateable value for the offices (1 April 2023 to present) is £47,500.

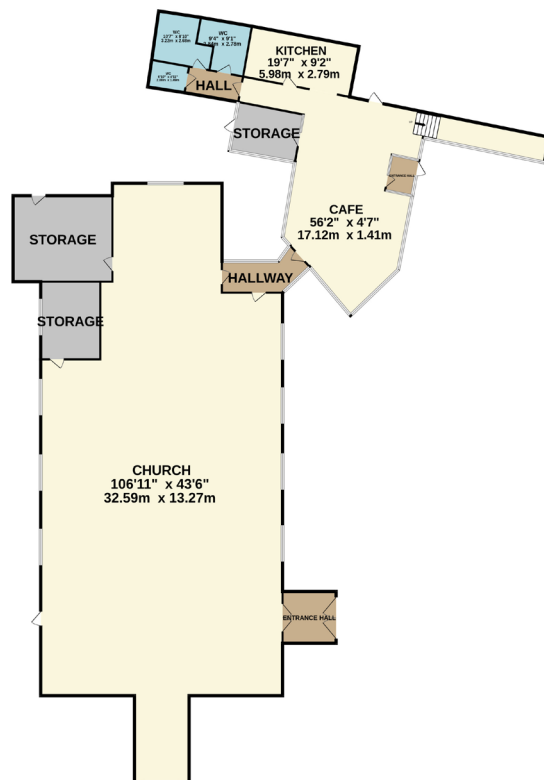






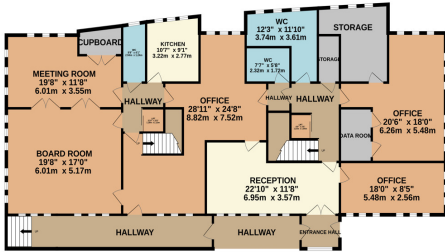


GROUND FLOOR
5519 sq.ft. (512.7 sq.m.) approx.

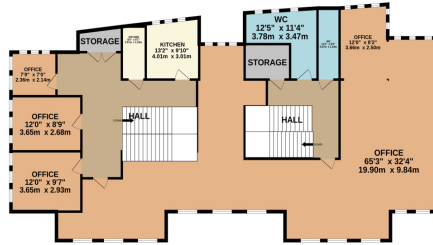


TOTAL FLOOR AREA: 5519 sq.ft. (512.7 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here are not tested and no guarantee as to their operability or efficiency can be given.
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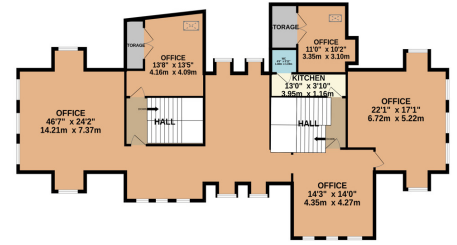
GROUND FLOOR
2592 sq.ft. (240.8 sq.m.) approx.



1ST FLOOR
2313 sq.ft. (214.9 sq.m.) approx.



2ND FLOOR
1760 sq.ft. (163.5 sq.m.) approx.



TOTAL FLOOR AREA : 6665 sq.ft. (619.2 sq.m.) approx.

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RATES

Rateable value: (1st April 2023 - present)

Church -£20,750

Cafe - £47,500

Offices - £20,750

For guidance on business rates, please contact Ipswich Borough Council for more information.

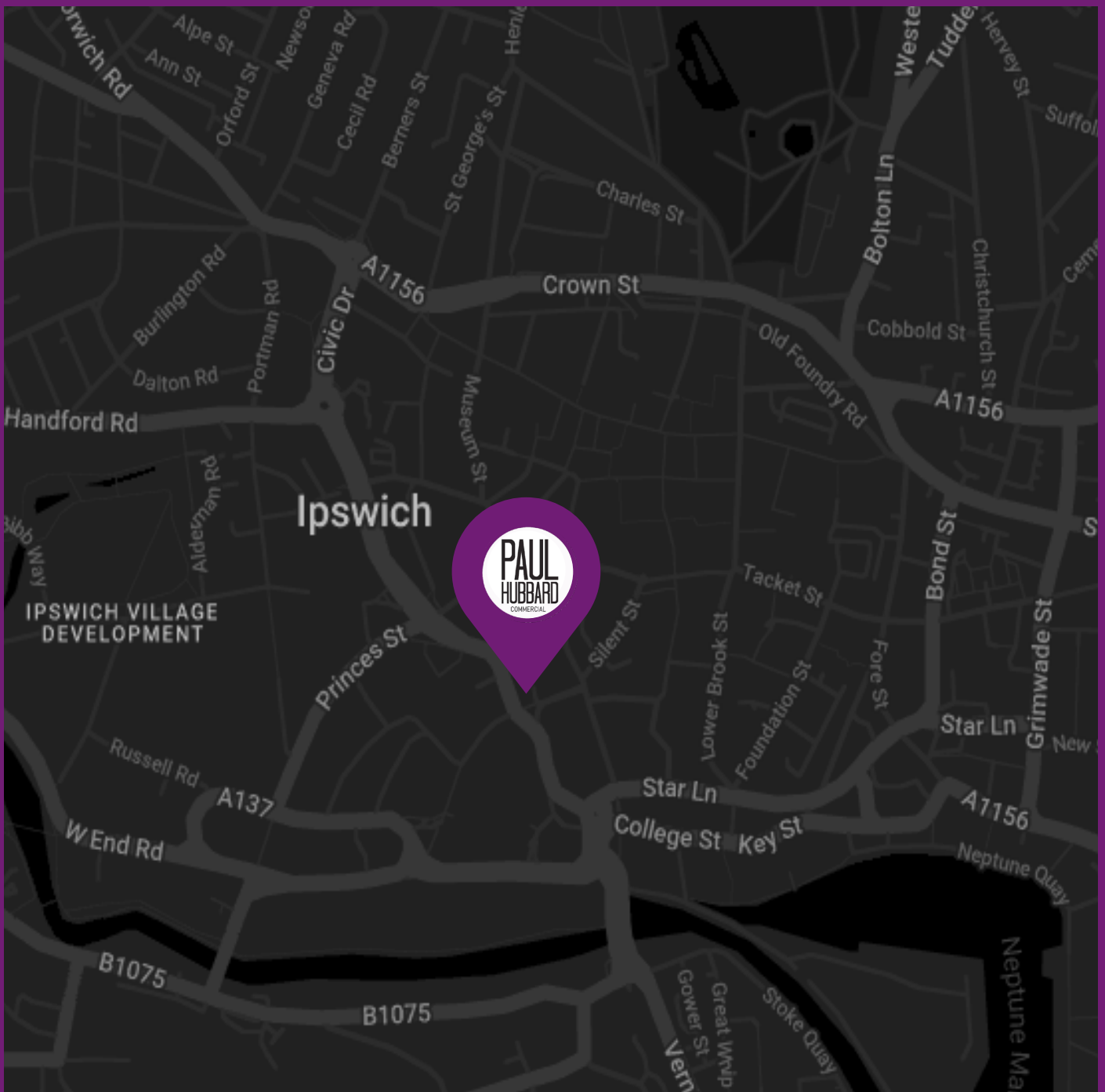


LOCATION



**Churchgates House,
St. Nicholas Church and
Cafe,
4 Cutler Street,
Ipswich,
IP1 1QU**

Nestled amidst the scenic Suffolk countryside, Ipswich seamlessly combines rich historical charm with modern conveniences. Its picturesque streets, adorned with medieval timber-framed buildings, lead to a vibrant town center brimming with cultural attractions, bustling markets, and diverse dining experiences. Situated just 70 miles northeast of London, Ipswich enjoys excellent transport connections, including direct rail links to the capital, making it an appealing option for commuters. Additionally, its proximity to major towns like Colchester and Norwich, both within a 40-mile radius, offers residents easy access to further amenities and employment opportunities. With tranquil parks, riverside walks along the Orwell, and the stunning Suffolk coast just a short drive away, Ipswich provides an enviable blend of urban excitement and natural beauty for those seeking a quintessentially English lifestyle.



We are a well-established Commercial Estate Agency who look to offer a fresh approach within an exciting property market.

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WHY CHOOSE US

We can source your buyer wherever in the world they may be. With our experienced team, we will provide you with the best blend of local and national advertising to make sure you not only sell quickly, but achieve the best possible price.

No marketing costs - You'll find that most commercial agents charge anything up to £1000 up front to produce all the necessary marketing material on your property.

No long, sole agency contract - We never tie anyone into these agreements, we offer a rolling contract so you will have peace of mind that we will strive to work hard at all times in order to sell your property. If you were to ever feel otherwise then you could leave at any point after providing us with a 2 week notice period.

Nationwide advertising - With the power of the internet, we can source your buyer wherever in the world they may be. Rightmove is the largest property portal in the country and we at Paul Hubbard Commercial also pay for additional coverage within that platform, as well as subscriptions to commercial and business specific property portals to ensure your property is advertised thoroughly, and to the right kind of people.

CONTACT



To arrange a viewing or for more information on the property please contact Kayleigh Thorp at Paul Hubbard Commercial Ltd

01502 532 028

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