



## St. Helens Street, Ipswich, Suffolk

GRACE ESTATE AGENTS are pleased to bring to market this opportunity for investors. The property comprises a freehold retail with a self contained one bedroom flat above.

Commercial retail unit currently being used for A1 use but may be suitable for other, subject to planning.

The property benefits from a double glazed frontage together with shutters for security.

Situated on St Helens Street which is a couple of minutes' walk to the town centre of Ipswich, where there are plenty of shops, restaurants, bars and car parks within walking distance.

**£155,000**

- INVESTMENT OPPORTUNITY
- COMMERCIAL RETAIL UNIT
- ONE SELF CONTAINED FLAT ABOVE
- CLOSE TO TOWN CENTRE

