

Former Sports Direct - 27 Carr Street Ipswich, IP4 1HA

Colliers

New Lease Available

11,076 sq ft Trading Space

3.30m Eaves Height



Location

The property is located in central Ipswich, prominently positioned along the pedestrianised retail thoroughfare of Carr Street. Ipswich has a resident population of approximately 130,000 and a retail catchment of around 300,000 people.

Ipswich is well connected by public transport, with journey times of approximately 1 hour to London and 30 minutes to Colchester.

Surrounding occupiers include a range of national retail and leisure operators such as **B&M, Card Factory, Costa Coffee, Santander, EE, Three, O2, Shoezone, PureGym, Omniplex Cinema, and Boom Battle Bar.**

The table below provides the approximate net internal area (NIA):

Area	Sq m	Sq ft
Ground Floor	37.4	403
First Floor Trading	1,029	11,076
First Floor Storage / Staff Accommodation	181.2	1,950
Total	1,247.6	13,429

EPC

The property has an EPC rating of B.

Accommodation

The property is predominantly arranged over the first floor, with access via a dedicated ground floor entrance on Carr Street, which incorporates a lift, escalator, and staircase leading to the main accommodation. The first floor benefits from a fully glazed frontage overlooking Carr Street, while the rear of the unit accommodates ancillary space including storage and staff facilities.

The property comprises a traditional steel portal frame providing eaves height of 3.30m, increasing to 3.39m at the apex. Parking is available on site, subject to confirming allocation with the landlord.

Lease

The property is available by way of a full repairing and insuring lease on terms to be agreed.

Rent

£80,000 per annum exclusive.

Service Charge

The most recent estimate is £9,700 per annum.

Rates

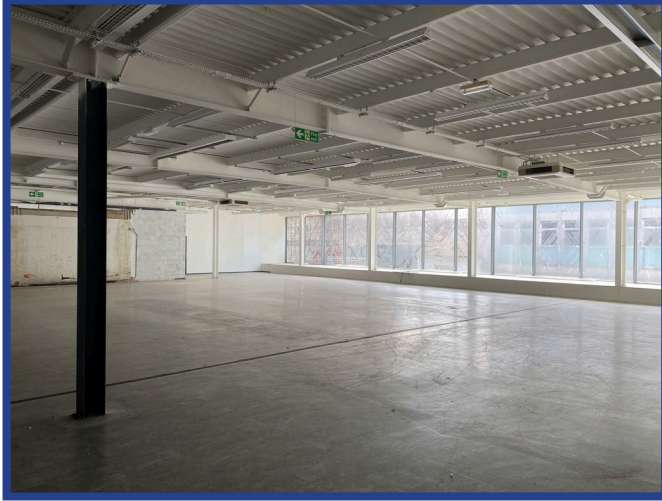
The property has a rateable value as of the 1st of April 2026 of £114,000 equating to £49,020 rates payable (2026/7 £0.43 UBR multiplier)

Prospective tenants are advised to confirm any rating liability with the Local Authority.

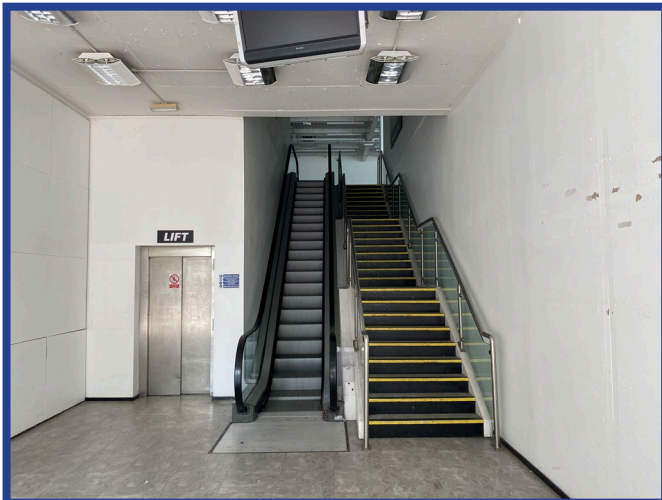
Costs

Each party is to be responsible for their own professional and legal costs incurred in the transaction.

First Floor Trading Area



Ground Floor Entrance



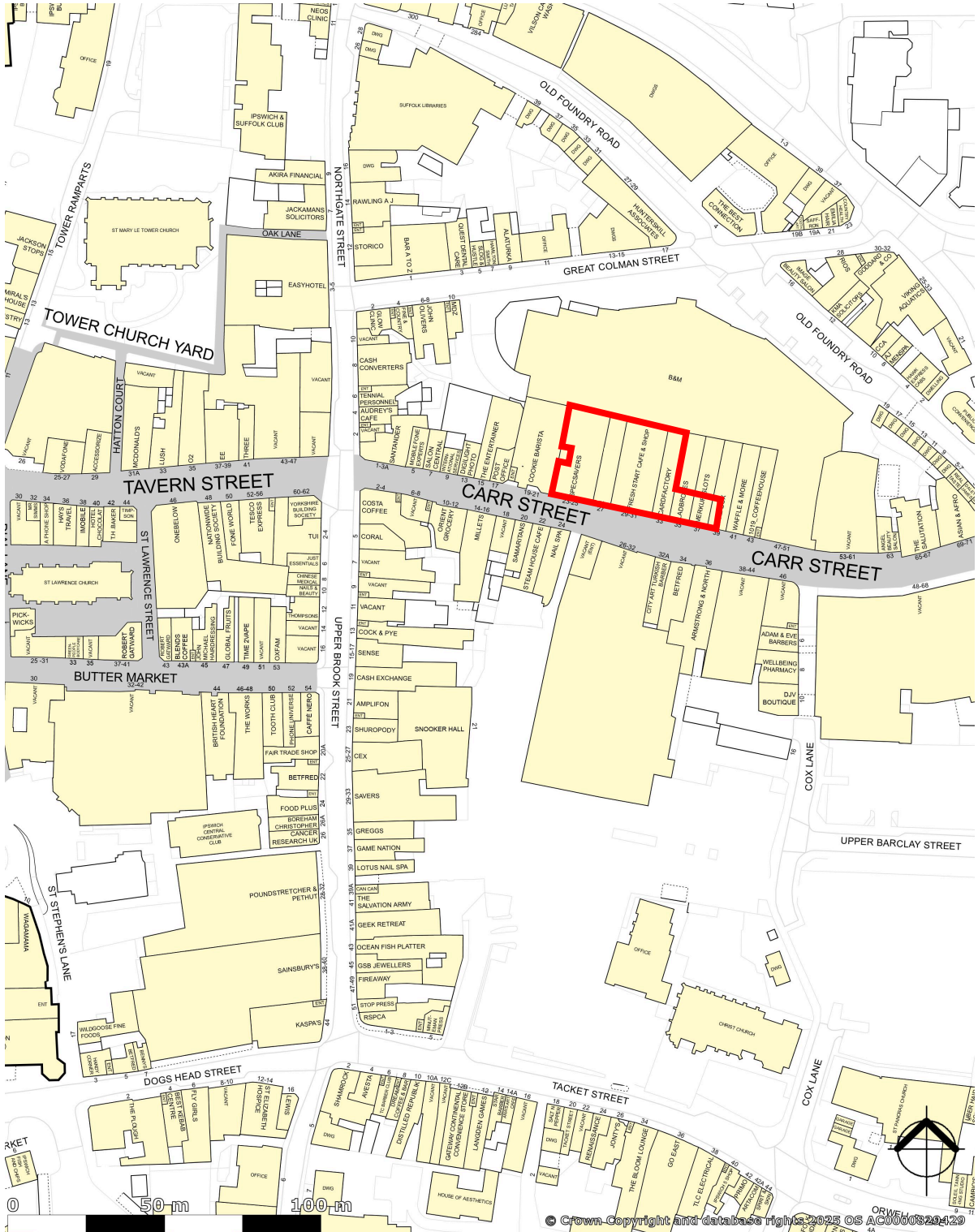
First Floor Back of House



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Indicative Boundary



Ready to talk?
Appointments to view must be arranged via sole agents Colliers:

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