



AVAILABLE TO LET

Prime shopping centre retail premises
(Subject to vacant possession)

Unit 12 Sailmakers Shopping Centre,
Ipswich, Suffolk, IP1 3BB

RENT

£27,500
per annum

AVAILABLE AREA

1,699 sq ft
[157.80 sq m]

IN BRIEF

- » Prime position unit
- » Main retail-led shopping centre within Ipswich
- » A busy link between Tavern Street and Tower Ramparts Bus Station
- » Eclectic mix of national, regional and independent tenants close by including: Poundland, Bodycare, River Island, Iceland, HMV and Boots

LOCATION

Ipswich is the largest town in Suffolk and the administrative centre for the county, it is also considered one of the most important shopping destinations in East Anglia. There is a catchment population of 377,000 of which 32% comprises the acorn group profiles of executive wealth, mature money and countryside communities, in excess of the national average. Ipswich is a popular tourist location with an estimated 3.5 million visitors per year.

The Sailmakers Shopping Centre is a 133,000ft² covered modern shopping centre and is the main retail led shopping centre within the town. The shopping centre is modern and well maintained, it is situated in the very heart of Ipswich and provides a busy link between Tavern Street and Tower Ramparts Bus Station.

The centre is home to an eclectic mix of national, regional and independent tenants including Poundland, Leading Labels, Bodycare, River Island, HMV and Boots to name a few.

DESCRIPTION

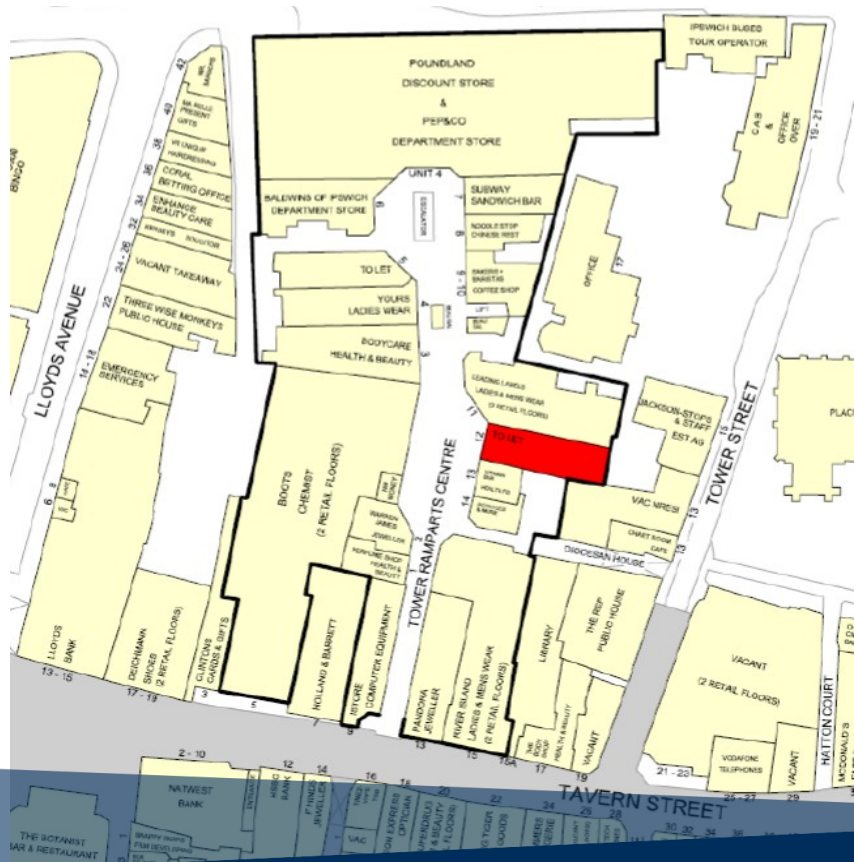
Prime position retail unit situated on the ground floor mall providing open plan sales accommodation with rear store and staff facilities.

ACCOMMODATION

The property provides the following approximate areas:-

- » Ground Floor 1,699 sq ft [157.80sq m] approx.





TERMS

The property is available by way of a new effective full repairing and insuring lease for a term of years to be agreed at a rent of:-

£27,500 per annum exclusive

Short term flexible options will also be considered.

SERVICE CHARGE

A service charge is applicable on an apportioned basis, the estimated service charge for the current year is £12,762.13.

BUSINESS RATES

We understand from the Valuation Office Agency that the property is assessed as follows:-

Rateable Value (2023): £20,000

The latest Government retail relief gives qualifying retail, hospitality and leisure businesses a discount of 75% on the rates payable until 31/03/2025 (up to a total saving of £110,000 per business). This information is for guidance only and all parties should check themselves with the local billing authority.

PLANNING

The property is categorised as **Use Class E** and can therefore be used for the following uses; retail shop, financial & professional services, café or restaurant, office use, clinic, health centre, creche and gym.

ENERGY PERFORMANCE CERTIFICATE [EPC]

A copy of the EPC is available on request.

VAT

VAT is applicable at the prevailing rate.

LEGAL COSTS

Each party are to be responsible for their own legal costs incurred.

ANTI-MONEY LAUNDERING REGULATIONS

Anti-Money Laundering Regulations require Fenn Wright to formally verify a prospective tenants identity prior to the instruction of solicitors.

VIEWINGS STRICTLY BY APPOINTMENT
VIA JOINT LETTING AGENTS:

Fenn Wright, 1 Buttermarket, Ipswich. Suffolk, IP1 1BA

Contact: Hamish Stone
T: 01473 220211
E: hws@fennwright.co.uk

fennwright.co.uk
01473 232 701

Fenn Wright

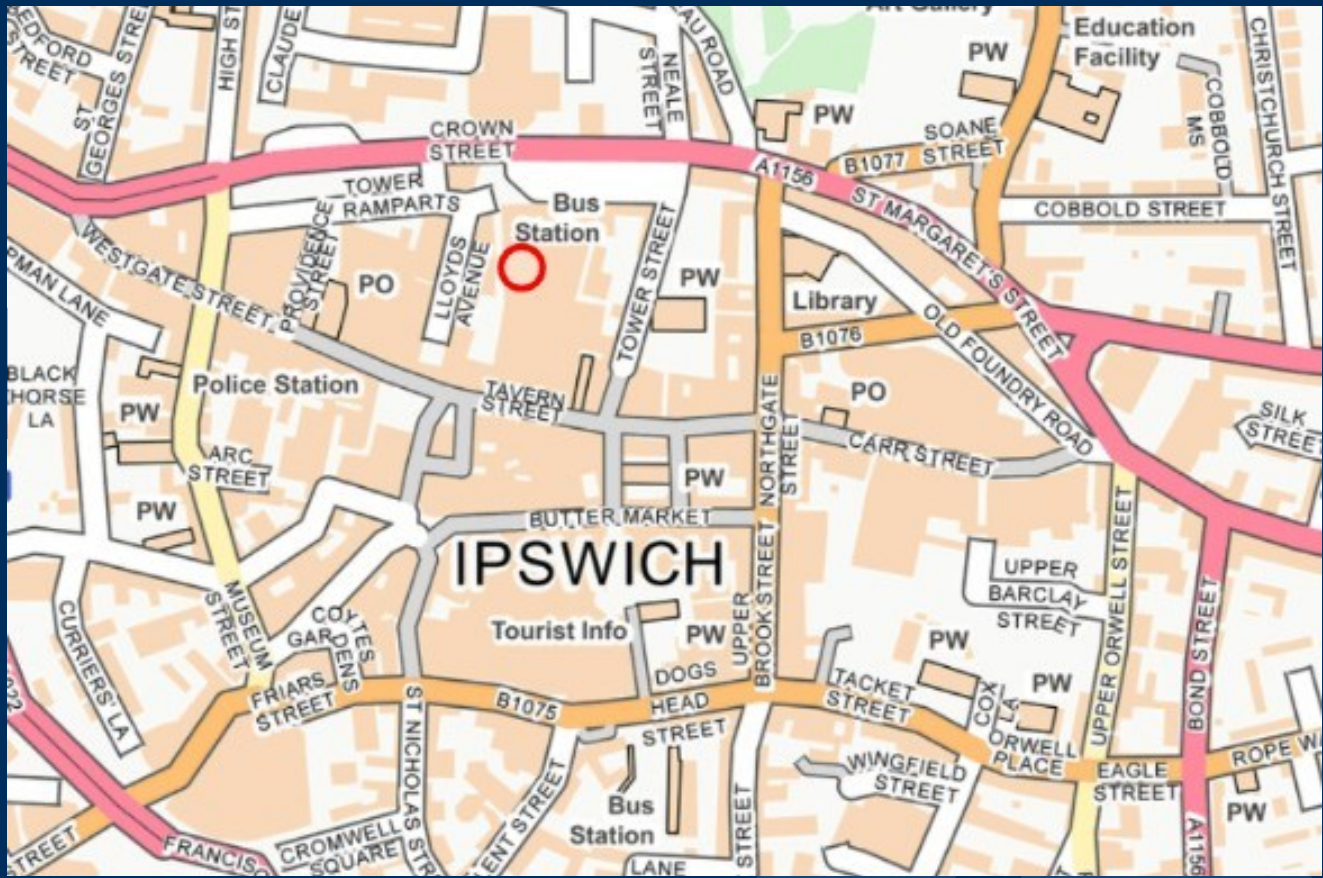
Fisher Hargreaves Proctor Ltd,
10 Oxford Street, Nottingham, NG1 5BG

Contact: Oliver Marshall
T: 07887 787 885
E: oliver@fhp.co.uk

Dom Alston
T: 07890 568 077
E: dom.alston@fhp.co.uk



fhp.co.uk
0115 950 7577



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OS licence no: TT000311015

Particulars created June 2025.

