

EWS

CHARTERED SURVEYORS



FOR SALE

10 UPPER ORWELL STREET, IPSWICH, IP4 1HW
OF INTEREST TO OCCUPIERS AND PROPERTY INVESTORS

AN IMPRESSIVE TOWN CENTRE BUILDING
VACANT GROUND FLOOR & BASEMENT ACCOMMODATION SUITABLE FOR A
WIDE VARIETY OF USES (STPP) AND TWO INCOME-PRODUCING FLATS ABOVE

31 LOWER BROOK STREET
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LOCATION

Ipswich is one of East Anglia's most important commercial centres with a catchment population of about 350,000. There are good road links to the M25, Midlands and London via the A12 and A14. London Liverpool Street is just over an hour away by train.

Upper Orwell Street is on the eastern fringe of Ipswich's central shopping area where a wide range of specialist shops and restaurants are located. This part of central Ipswich is about to undergo a significant regeneration as a result of (1) the conversion of nearby former office premises into residential use (2) the future construction of a new primary school on an immediately adjacent site (3) the imminent conversion of a former Odeon Cinema for church/community use and (4) the enlargement of a council-owned surface car park in Cox Lane to the rear of the building. Public car parking is close by as is The Regent, Ipswich's 1500 seat concert venue / theatre.

DESCRIPTION

We believe this imposing property was originally built as a public house and a panel forming part of the ornate stonework above its main entrance indicates that the building dates from 1903. The premises are of brick construction with a pitched slate roof and stone surrounds to the front entrance and first floor windows and the vacant ground and basement floors would lend themselves well to a wide variety of commercial or medical-related or community-type uses (STPP)

The property is arranged on ground, first and second floors and also has basement accommodation with staircase access. The following accommodation is provided:-

ACCOMMODATION

Ground Floor

Various interlinking rooms which, in total, provide approx. 1145 sq ft (106.4 sq m) of net useable space plus kitchen and wc facilities.

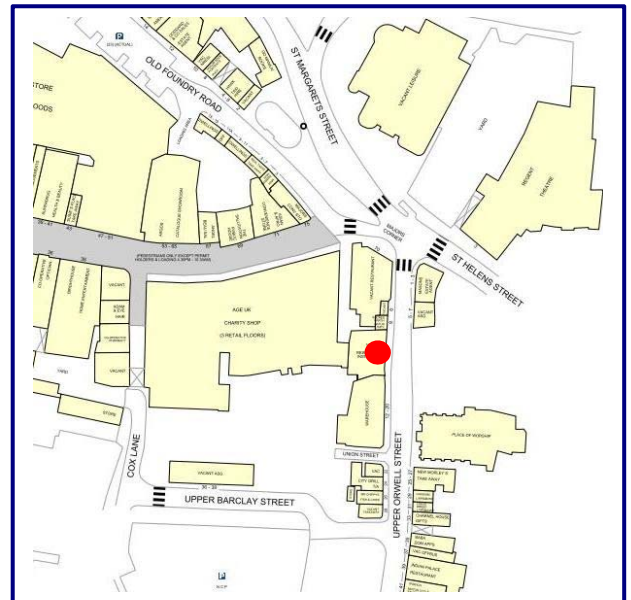
Basement accessed via a staircase at the front of the property 290 sq ft (26.9 sq m).

First Floor

2 bedroom flat let on an assured shorthold tenancy at a current rent of £525 pcm.

Second Floor

2 bedroom flat let on an assured periodic tenancy at £460 pcm.



TERMS

The premises are for sale freehold with vacant possession of the ground/basement floors and subject to the tenancies of the two flats above with offers sought in the region of **£260,000 (Two hundred and sixty thousand pounds)**.

VAT

We understand that VAT will be applicable to this transaction.

ENERGY PERFORMANCE CERTIFICATE

Rating D (99)

VIEWING

Contact George Woodward. EWS Limited, Tel: 01473 216200 or email George.woodward@ews.co.uk