

EWS

CHARTERED SURVEYORS



FOR SALE

17 ARCADE STREET / 15 MUSEUM STREET,
IPSWICH, IP1 1HT

Suitable for a wide range of commercial / medical / educational uses
and / or residential conversion (subject to planning)

ACCOMMODATION ON GROUND AND FIRST FLOORS
TOTALLING APPROX 3,793 SQ FT (352.37 SQ M)

31 LOWER BROOK STREET
IPSWICH, SUFFOLK, IP4 1AQ

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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.

Museum Street and Arcade Street lie at the heart of Ipswich's town centre and whilst historically, this has been very much been the established professional office quarter in Ipswich it is a part of the central area that is now undergoing a major transformation to accommodate a much broader range of occupiers from the residential, medical and leisure sectors as well as commercial. The premises are within easy walking distance of all Ipswich's central amenities: leisure, retail, office, car parks and bus stations and are a 10 minute walk from the town's train station.

The property currently forms part of the Ipswich office of major regional law firm, Birketts LLP which is due to be relocating to purpose-built new offices in nearby Princes Street.

DESCRIPTION

The building is located at the junction of Museum Street and Arcade Street and dates from the early 19th century. Whilst its original use is not entirely clear – probably residential – it has for many years been in office use and retains many of its original architectural features including high ceilings and large Georgian windows giving good natural light.

ACCOMMODATION

The accommodation is arranged on ground and first floor levels with the current layout of space offering the following approximate net internal floor areas:

Ground Floor	1,924 sq ft (178.74 sq m)
First Floor	1,869 sq ft (173.63 sq m)
Total	3,793 sq ft (352.37 sq m)

A floor layout plan is provided on the following page of these particulars.

PLANNING

The property is Grade II listed and, from informal enquiries we have made of Ipswich Borough Council's Planning Department, we understand that a flexible approach will be taken to a change of use from offices to a wide range of alternative uses in order that this important historic town centre building is retained and enhanced. We are confident that conversion to residential use would receive favourable consideration.

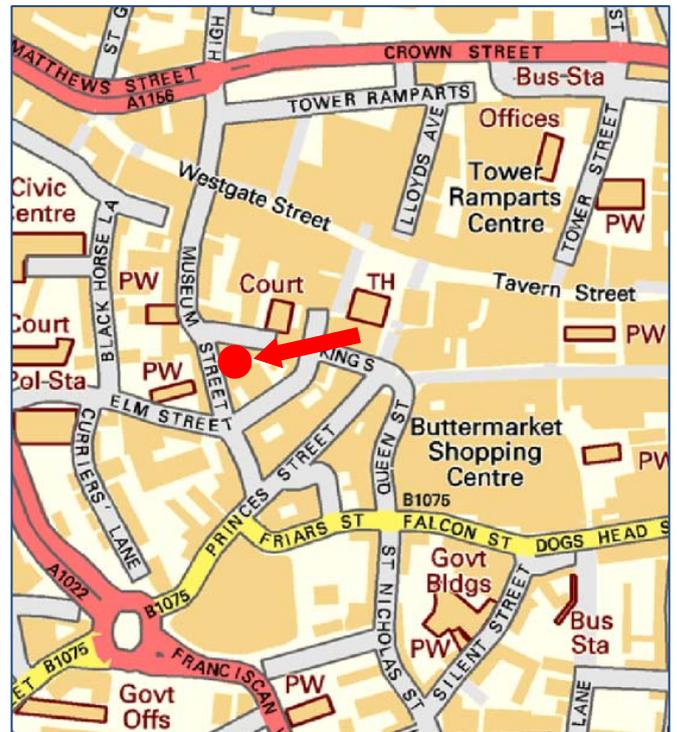
TERMS

The premises are for sale freehold either with vacant possession upon completion or alternatively Birketts would be willing to take a short term leaseback pending their move to their new offices in early 2018.

Further information (including CAD plans) available on application.

PRICE

Offers invited in the region of **£350,000 (three hundred and fifty thousand pounds)**.



[VIEWING / FURTHER DETAILS](#) **EWS** [TELEPHONE 01473 216 200](#)

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