

**FOR SALE FOUR STOREY TOWN CENTRE OFFICES  
WITH ONSITE CAR PARKING**

**PRICE REDUCED**

**OWNER OCCUPIER/CONVERSION OPPORTUNITY  
APPROX 449.3 SQ M (4,837 SQ FT) GIA**



**9 & 11 Museum Street, Ipswich, Suffolk IP1 1HH**

- Freehold 19th Century Grade II Listed building
- Located in the heart of Ipswich town centre
- Suit a variety of uses or residential conversion (s.t.p.p.)
- Rear car parking for 8-10 cars
- For sale £425,000



## Location

Ipswich is the administrative and county town of Suffolk and is one of the principal commercial and financial centres of East Anglia. The town lies approximately 70 miles north east of central London, 55 miles south east of Cambridge, 43 miles south of Norwich, and 18 miles north east of Colchester. Major roads in the area include the A12, which provides dual carriageway access to the A14, providing a principal link from the Port of Felixstowe (9 miles to the south east) to the East Midlands.

## Situation

Museum Street is at the heart of Ipswich's town centre and links to the main shopping thoroughfares. Many of the nearby commercial buildings have been converted to residential accommodation. Museum Street is approximately 10 minutes walk from the town's train station. The premises occupy a prominent position on Museum Street and were formerly the offices of Strutt & Parker.

## Description

The premises comprise an early-mid 19th century brick pair of houses, converted into offices. The premises have a rear area providing car parking for 8-10 cars, through a mutually shared access. The property benefits from ground, first and second floor offices, together with a first floor kitchen, WC facilities, basement storage and ground floor external storage.

**Accommodation** All dimensions and areas approximate:

<b>Ground Floor</b>	124.99 sq m	1,345 sq ft
<b>First Floor</b>	117.50 sq m	1,264 sq ft
<b>Second Floor</b>	150.10 sq m	1,615 sq ft
<b>Basement Int Storage</b>	38.6 sq m	415 sq ft
<b>Ground Floor Ext Storage</b>	6.5 sq m	69 sq ft
<b>Total NI Area Approx</b>	<b>437.69 sq m</b>	<b>4,709 sq ft</b>
<b>Total GI Area Approx</b>	<b>449.3 sq m</b>	<b>4,837 sq ft</b>

## Services

We understand that mains electricity and water are connected to the property.

## Planning

The property currently has B1 office consent. We would recommend that all interested parties contact Ipswich Borough Council on 01473 432000.

## Business Rates

**Rateable Value**  
**£33,000**

**Rates Payable**  
**£15,807**

We would recommend that all interested parties contact Ipswich Borough Council on 01473 433851.

## Price

Offers in the region of £425,000 are requested for this freehold property with full vacant possession.

## Energy Performance Certificate

A full copy of the EPC is available upon request, reference 0970-0233-1919-8426-8002, rating E115.

## Vat

VAT is applicable on the purchase price under the Finance Act 1989. Accordingly, interested parties are advised to consult their professional advisers as to their liabilities, if any, in this direction.

## Legal Costs

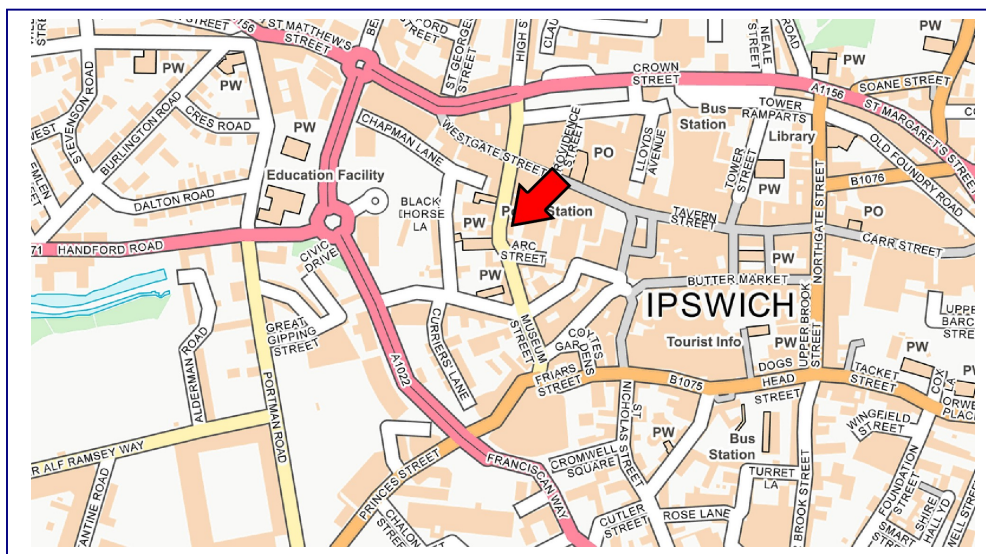
Each party to bear their own legal costs.

## Viewing

To view or for further information, please contact the sole agents:

Robin Cousins at Penn Commercial,  
Suite C Orwell House, Fox's Marina, The Strand,  
Wherstead, Ipswich, Suffolk IP2 8NJ  
Tel: 01473 211933. Fax: 01473 682266.  
Email: [robin@penncommercial.co.uk](mailto:robin@penncommercial.co.uk)

## Subject to Contract



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