

To Let:

Two prime iconic town centre premises

29-31|33 Westgate Street, Ipswich, IP1 3DR

Up to 1,843.20 sq m (19,839 sq ft) available

- Class E planning, would suit a range of commercial uses, such as clothing retail, gallery or café / restaurant, STPP
- Available individually, or can be combined:
29-31: Total Floor Area ca. 1,304.80 sq m (14,044 sq ft)
33: Total Floor Area ca. 538.40 sq m (5,795 sq ft)





Ipswich, Suffolk's County Town

Ipswich is the administrative centre for Suffolk, and is home to an award-winning Waterfront, a vibrant community of High Street and independent retailers, and an array of colourful pubs, bars and international restaurants; all within minutes of the stunning Suffolk countryside and coastline.



The historic town is located on the River Orwell, 16 miles north east of Colchester, 28 miles south east of Bury St Edmunds, 46 miles south of Norwich and 82 miles north east of London. 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.

Ipswich is home to a number of international companies and has long been recognised as an insurance hub, with occupiers including AXA, Willis Towers Watson, WNS and LV Group, as well as a number of public sector employers, such as Ipswich Borough Council, Suffolk County Council, Mid Suffolk and Babergh Councils and Suffolk Constabulary. All of these occupiers are located only a few minutes' walk from the town centre.

Ipswich boasts an independent, stand-alone university, the University of Suffolk, which has transformed the provision of higher education in Suffolk and beyond. The University's Campus is set on Ipswich's attractive Waterfront, and its ca. 10,000 students play an important part in the culture and vibrancy of the town.

Ipswich Waterfront, with its picturesque Marina, is one of the leading tourist and leisure destinations on the East coast, and is considered a 'gem' of Suffolk. With stunning views of the river and a proud maritime heritage, the Waterfront is a hive of activity throughout the year, with major commercial occupiers including Pizza Express, The Salthouse Harbour Hotel, Isaacs on the Quay, Briarbank, The Waterfront Bar & Bistro, Mariners and DanceEast, amongst others.

400,000

Population of Greater Ipswich

4th

Projected 4th fastest growing UK town 2016-26

£25million

Allocated in the Government's 'Town Deals', being invested in infrastructure upgrades, amenities and access improvements

1st

One of the UK's first '15-minute Connected Towns'

30,000

Ipswich Town Football Club is in the Championship, with attendance of up to 30,000 on match days. Portman Road stadium is only a five-minute walk from the town centre

10,000

Students at the University of Suffolk, one of Britain's newest universities

3.5million

Domestic and international visitors to Ipswich each year

59minutes

59 minutes Ipswich to London on the fastest train

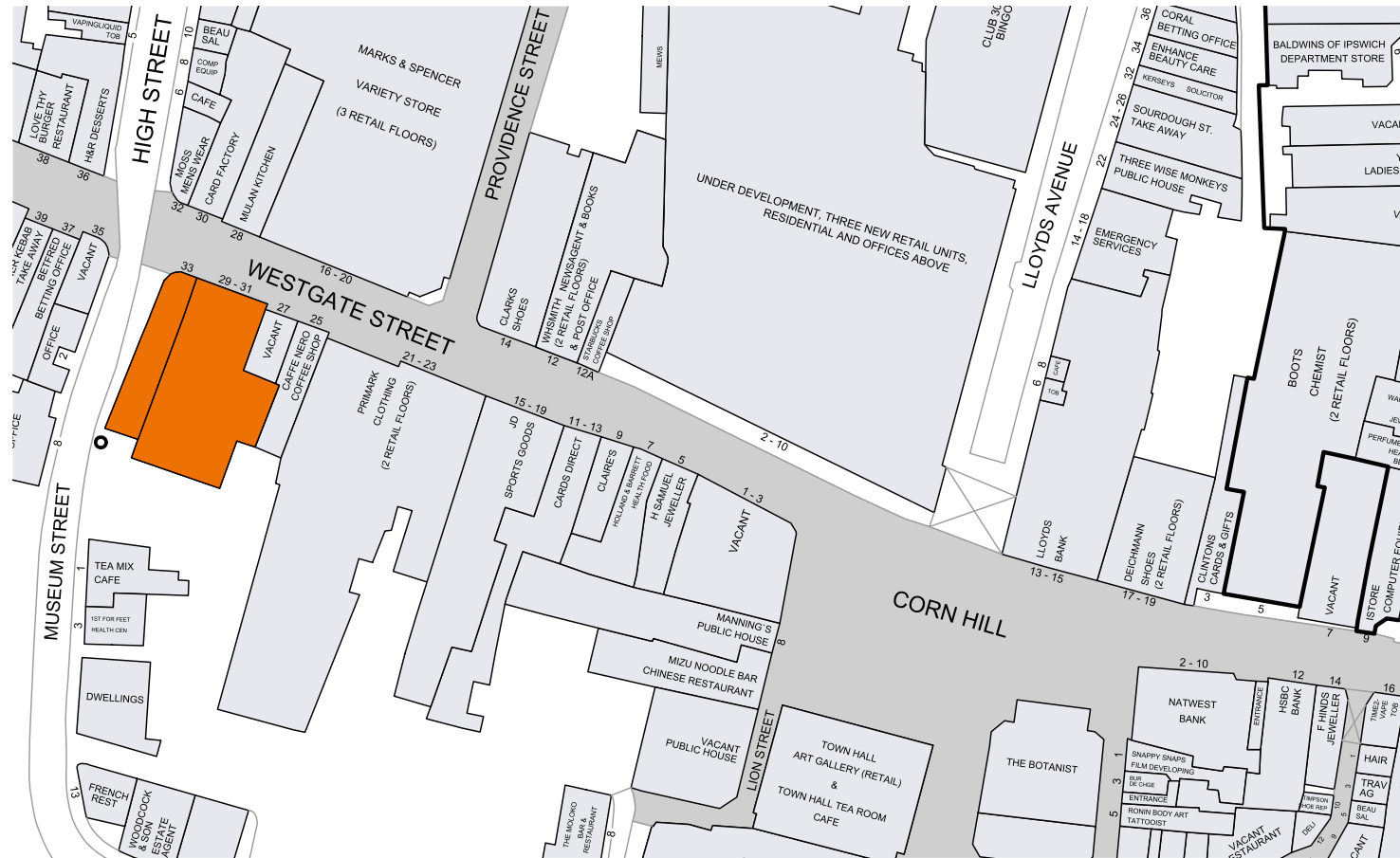
Location

The properties are located on Westgate Street, in the prime retail pitch of Ipswich town centre, boasting eye-catching frontages and high footfall.

Westgate Street benefits from being fully pedestrianised, featuring a diverse range of national retailers, including Marks & Spencer, Moss Bros, Primark, JD Sports, Clarks, WH Smith, Caffé Nero and Starbucks, with Deichman and The Botanist nearby.

Redevelopment of Ipswich's main square - Cornhill - was completed in 2020, and it holds regular markets and events throughout the year, attracting additional footfall to the town centre.

The growing number of cafés and restaurants opening in the town centre presents an ideal opportunity for these types of leisure occupiers to secure space on Westgate Street.



29 – 31 Westgate Street

This superb Grade II Listed property is arranged over Ground, First and Second Floors, with two floors of open-plan retail space / storage, and a Second Floor of offices and staff welfare facilities.

There is access to a basement area, which houses the mains water feed. This is currently not useable for retail purposes.

Subject to the necessary planning consents, it could be combined with the neighbouring property at No. 33 Westgate Street, which comprises a further 538.40 sq m (5,795 sq ft) of additional retail and ancillary accommodation over three floors.



Accommodation:

(All areas are approximate)

Basement: 67.30 sq m (725 sq ft)	Ground Floor: 429.90 sq m (4,628 sq ft)	First Floor: 420.10 sq m (4,522 sq ft)	Second Floor: 387.40 sq m (4,170 sq ft)
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Total Floor Area: 1,304.80 sq m (14,044 sq ft)





33 Westgate Street

This attractive Grade II Listed property is a former fashion store in Ipswich town centre, which is arranged over Ground, First and Second Floors, with a number of small rooms and open plan areas, plus WC facilities.

The Landlord would consider installing a lift to connect the Ground and First Floors of the property, if required. There is access to a basement area, which houses the mains water feed. This is currently not useable for retail purposes.



Accommodation:

(All areas are approximate)

Basement:
78.60 sq m
(846 sq ft)

Ground Floor:
161.70 sq m
(1,740 sq ft)

First Floor:
173.20 sq m
(1,864 sq ft)

Second Floor:
124.90 sq m
(1,344 sq ft)

Total Floor Area: 538.40 sq m (5,795 sq ft)

Planning

Planning class E, with potential for a wide variety of commercial uses.

Business Rates

Rateable Value:

29-31: £114,000

33: £41,500

All interested parties should contact Ipswich Borough Council on 01473 433851.

Legal Costs

Each party to bear responsibility for their own legal costs incurred in this transaction.

Terms & Tenure

29-31: To let on a Full Repairing and Insuring lease, for a term of years to be agreed. Terms upon application.

33: To let on a Full Repairing and Insuring lease, for a term of years to be agreed, at a commencing rental of £35,000 per annum exclusive.

Services & Service Charge

We understand that mains electricity and water are connected to the property. NB: None of the services have been tested and it is the responsibility of the proposed tenant to satisfy themselves as to their operation and condition, including IT and telecommunications links.

There is no Service Charge applicable.

EPC

29-31: Rating 88D, certificate 0560-0736-9739-9929-2002, valid until 1st February 2026.

33: Rating 91D, certificate 9713-3061-0680-0200-5601, valid until 4th December 2028.

VAT

VAT is applicable.



Viewing

Strictly by prior appointment with sole agents Penn Commercial.

To view or for further information, please contact:

Vanessa Penn or Rachael Jackson at Penn Commercial, Suite C Orwell House, Fox's Marina, The Strand, Wherstead, Ipswich, Suffolk, IP2 8NJ

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