

Office / Development

FOR SALE / TO LET: Prominent town centre offices, with parking - possible development opportunity. With Full Planning Permission and Listed Building Consent for 4 dwellings (Class C3)



**The Old Manor House,
6-10 St Margarets Green,
Ipswich, Suffolk IP4 2BS
Approx. 641.83 sq m (6,910 sq ft)**

- **Grade II Listed three-storey building**
- **Open plan office accommodation, in good decorative order throughout**
- **On-site car parking, available from 7am to 6pm**
- **Would suit a variety of Class E uses, s.t.p.p.**
- **Potential for residential conversion. With Full Planning Permission and Listed Building Consent for 4 dwellings (Class C3)**
- **Freehold sale price of £650,000, or available to let as a whole on new lease terms at £55,000 per annum exclusive**





Location

Ipswich is the administrative and county town of Suffolk with a resident population of 150,000 and a retail catchment population of approximately 300,000. The town lies on the River Orwell, 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 (15 miles to the east) to the East Midlands.

Situation

The property is situated in a prominent position on the corner of St Margarets Green and St Margarets Street in Ipswich, with easy access to the town centre and all amenities.

Description

The property comprises an established business centre in a three-storey Grade II Listed building, with an attractive main entrance doorway. The premises are configured to provide 20 small office suites.

The property enjoys good decoration throughout, WC facilities, broadband and # externally there is a courtyard, which leads to the car park belonging to the premises. The car park is available to the Old Manor House from 7am to 6pm, and for the rest of the time to the Manor Ballroom next door.

Planning

The property would suit a variety of Class E uses or residential conversion.

Application Reference: IP/23/00017/FUL - Grant of Full Planning Permission by Ipswich Borough Council, for: Change of use from commercial offices (Class E) to 4 dwellings (Class C3) and external works. Received 16.06.2023.

Application Reference: IP/23/00018/LBC – Grant of Listed Building Consent by Ipswich Borough Council, for: Change of use from Commercial offices (Class E) to 4 dwellings (Class C3) and external and internal works. Received 16.06.23.

We recommend that all interested parties contact Ipswich Borough Council on 01473 432000.

Business Rates

Further details available upon request. All interested parties should contact Ipswich Borough Council on 01473 433851. The office tenants pay their own business rates, and the landlord pays business rates for the car spaces.

Terms & Tenure

The property is available for freehold sale at a price of £650,000, or it is available to let as a whole on new lease terms at £55,000 per annum exclusive.

Accommodation (all areas are approximate):

Total Floor Area: 641.93 sq m (6,910 sq ft)

Energy Performance Certificate

As the property is Grade II Listed, an EPC may not be required.

Legal Costs

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

VAT

VAT is applicable.

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/ condition including any IT and telecommunications links.

There is a monthly service charge, which includes electricity, building insurance, maintenance, rubbish, cleaning, etc. VAT is applicable.

Viewing

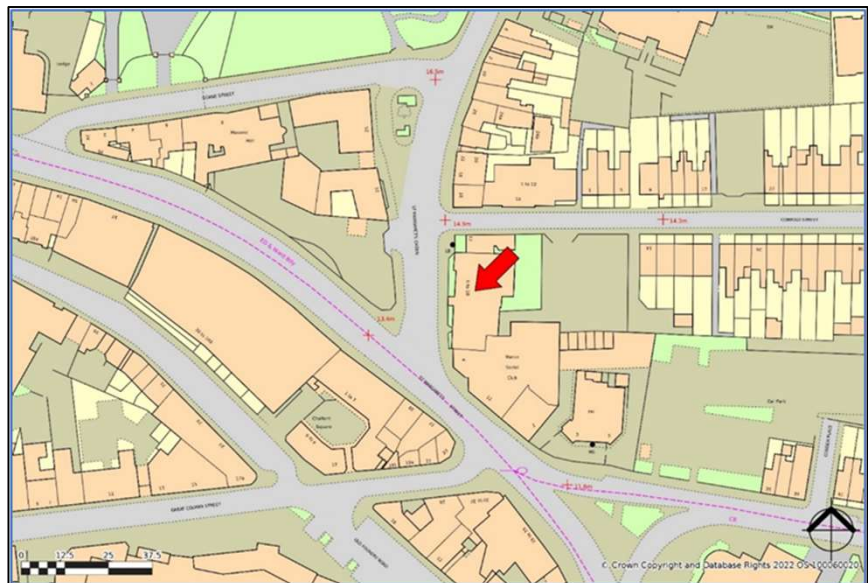
Strictly by prior appointment with sole agents Penn Commercial on:



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