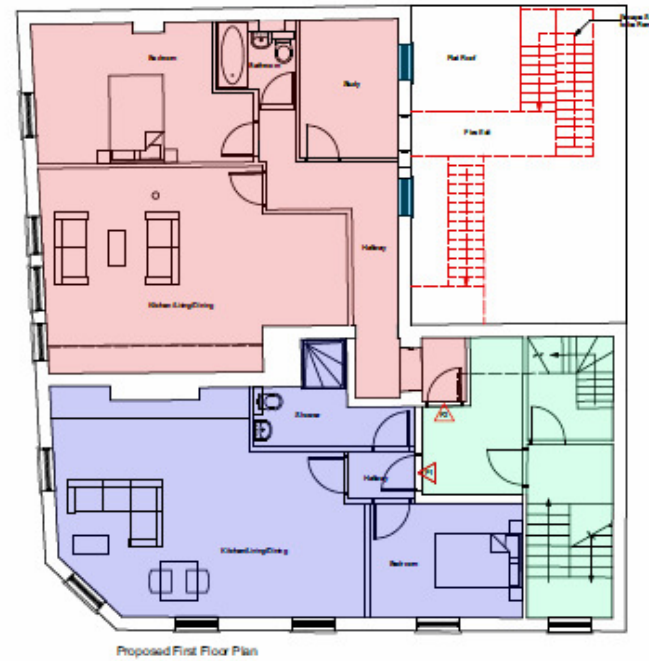
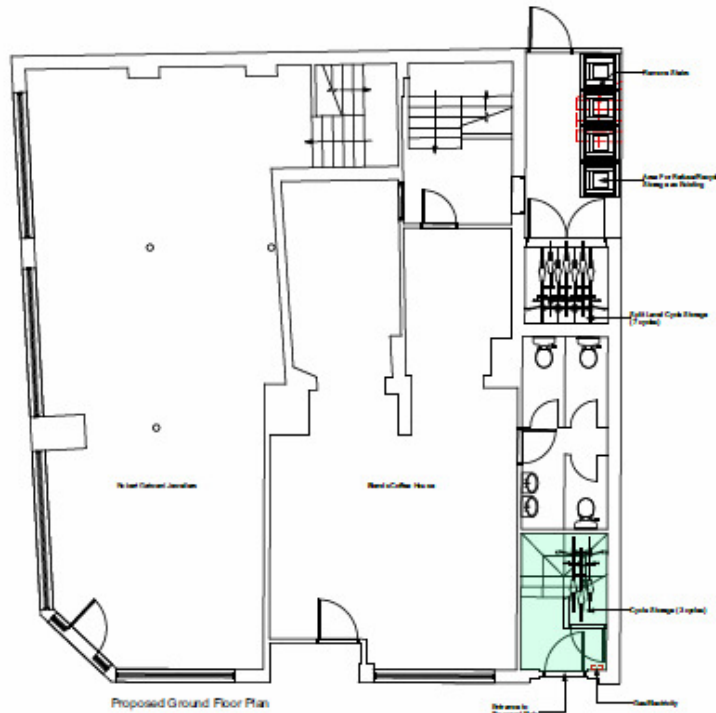


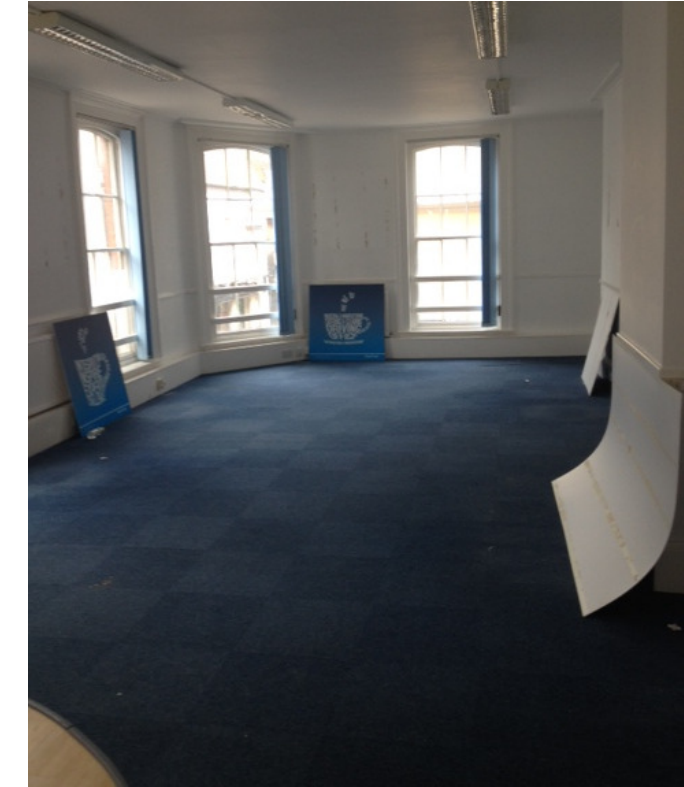
PROPOSED 2ND & 3RD FLOOR PLANS

- Flat: S2 = 54.7 sqm
- Flat: S1 (Mezzanine) = 107.5 sqm
- Flat: T1 = 64.9 sqm
- Common protected access/escape stairs
- Windows highlighted in blue to be fitted with secondary glazing and fixed shut to provide



EXISTING GROUND & PROPOSED 1ST FLOOR PLANS

- Flat: F1 = 47.4 sqm
- Flat: F2 = 64.4 sqm
- Common protected access/escape stairs
- Windows highlighted in blue to be fitted with secondary glazing and fixed shut to provide



- Attractive Town Centre Residential Refurbishment Opportunity
- Planning Permission / Prior Notification Obtained for 5 Self Contained Flats
- No Affordable Housing or Developer Contributions

**GUIDE PRICE**  
**£275,000 + Vat (If applicable)**

**SUBJECT TO CONTRACT**

**FOR SALE**  
**SUBSTANTIAL RESIDENTIAL REFURBISHMENT OPPORTUNITY**  
 2 x 1 BEDROOM  
 3 x 2 BEDROOM  
**SELF CONTAINED FLATS**

**Summary of Accommodation**

|              |                |                                |
|--------------|----------------|--------------------------------|
| Flat 1       | 1 Bedroom      | 47.4 sqm (510 sq ft)           |
| Flat 2       | 1 Bedroom      | 64.4 sqm (693 sq ft)           |
| Flat 3       | 1 Bedroom      | 54.7 sqm (589 sq ft)           |
| Flat 4       | 2 Bedroom      | 89.5 sqm (968 sq ft)           |
|              | Inc. Mezzanine |                                |
| Flat 5       | 2 Bedroom      | 64.9 sqm (700 sq ft)           |
| <b>TOTAL</b> |                | <b>320.9 sqm (3,460 sq ft)</b> |



**LOCATION:** The property occupies a prominent location on the corner of Buttermarket and St Lawrence Street with pedestrian access from Buttermarket.

**DESCRIPTION:** The property comprises a substantial building located in the centre of Ipswich of brick construction under a pitched main roof which was formerly used as offices arranged on 1st, 2nd and 3rd floors which is ideal for residential refurbishment.

**ACCOMMODATION:** The property provides the following approximate accommodation, measured on a net internal basis in accordance with the RICS Code of Measuring Practice;

|                                    |                                |
|------------------------------------|--------------------------------|
| Flat 1 1 Bedroom                   | 47.4 sqm (510 sq ft)           |
| Flat 2 1 Bedroom                   | 64.4 sqm (693 sq ft)           |
| Flat 3 1 Bedroom                   | 54.7 sqm (589 sq ft)           |
| Flat 4 2 Bedroom<br>Inc. Mezzanine | 89.5 sqm (968 sq ft)           |
| Flat 5 2 Bedroom                   | 64.9 sqm (700 sq ft)           |
| <b>TOTAL</b>                       | <b>320.9 sqm (3,460 sq ft)</b> |

The ground floor accommodation is let separately and will not be part of the new long leasehold interest being offered for sale.

**BUSINESS RATES:** The property is assessed as Offices & Premises at present. Following completion of the proposed refurbishment the properties will need to be assessed for Council Tax purposes.

**PLANNING:** Planning permission and Prior Notification was obtained on 6th April 2017 for conversion and a copy of the approvals are available on the Ipswich B.C Website Ref: 17/00147/P3JPA and 17/00211/FUL. Please note there is no affordable housing provision or Section 106 Contribution and these approvals are only subject to a construction management plan and provisions for the storage of recycling / refuse bins and bicycles.

**SERVICES:** The property benefits from mains water, gas, electricity and mains drainage.

**TENURE:** The property is offered for sale on a new 999 year long leasehold interest at a peppercorn rental which will provide for full repairing and insuring covenants with a service charge payable; further details upon application.

**TERMS:** The property is available for sale at a guide price of £275,000. Although the property is subject to Vat, none is payable we understand if this residential scheme is implemented. Furthermore we understand conversion of offices to residential attracts only 5% Vat on the refurbishment costs. We recommend that all interested parties check these facts with HMRC.

**VIEWING:** Strictly by prior appointment through Beane Wass & Box on (01473) 210552 or E-Mail: [enquiries@bw-b.co.uk](mailto:enquiries@bw-b.co.uk)  
Contact Richard Bertram or Julian Haywood Smith.



**Energy Performance Asset Rating**

More energy efficient

A+

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

104 This is how energy efficient the building is.

**PREPARED APRIL 2018**

Note: These particulars are intended only as a guide to prospective purchasers or lessees to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way or for any purpose whatever and accordingly neither their accuracy nor the continued availability of the property is in any guaranteed and they are furnished on the express understanding that neither the agents nor the vendors or landlord are to be or become under any liability or claim in respect of their content. Digital images have been used and some adjustments may have been made. In the event of the agents or the vendor or landlord supplying any further information or expressing any opinion to a prospective purchaser or lessee, whether verbal or in writing such information or expression of opinion must be treated as given on the same basis as these particulars.