

Office/Retail

TO LET: Self-contained two-storey building, with parking



The Coach House, Gymnasium Street, Ipswich, Suffolk IP1 3NX

Total Area Approx. 55.9 sq m (602 sq ft)

- Self-contained, two-storey detached building, gas central heating
- 2 car parking spaces on-site, surface car parking nearby
- Opposite the rear entrance to Coe's Department Store
- Available at the end of May 2026

**Available to let at a rent of £10,000 per annum
exclusive.**







Accommodation (all areas are approximate):

Ground Floor	26.9 sq m	290 sq ft
First Floor	29 sq m	312 sq ft
Total Area	55.9 sq m	602 sq ft

Energy Performance Certificate

Rating 103 E, certificate 9990-5971-0306-6870-2004, valid until 17th November 2026.

Legal Costs

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

VAT

VAT is not applicable.

Services

We understand that mains electricity, water and gas (central heating) 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.

Viewing

Strictly by prior appointment with sole agents Penn Commercial on:



Suite C, Orwell House,
The Strand, Wherstead,
Ipswich IP2 8NJ

01473 211933

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penncommercial.co.uk

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 just off Norwich Road, immediately opposite the car park and rear entrance to Coe's Department Store.

Description

Former Osteopath's premises – currently an educational facility – available to let on a new lease from the end of May 2026. The property is self-contained and includes gas central heating, carpeting, combination of spot-lighting and Category 2 lighting, with modern blinds providing privacy.

The property also includes a burglar alarm system. There are 2 adjacent car parking spaces and surface car parking is available nearby.

Planning

The property benefits from planning permission for medical consulting rooms (Class D1 Use), but has also been previously used as an office (Class E).

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

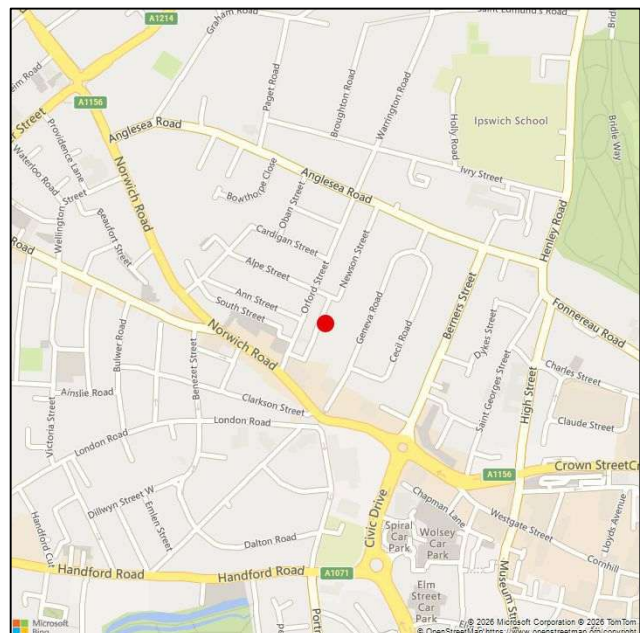
Business Rates

The property is currently assessed as Clinic & Premises, Rateable Value £7,700. From 1st April 2026: £6,800. This could be subject to re-assessment for a non-medical use.

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

Terms & Tenure

The premises are available to let on a new Full Repairing and Insuring lease for a term of years to be agreed, at a rent of £10,000 per annum exclusive.



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