



FREEHOLD FOR SALE - REDUCED PRICE

Town Centre Commercial Property with Scope for Redevelopment

**1-5 Sizewell Road, Leiston,
Suffolk, IP16 4AU**

GUIDE PRICE

£355,500

AREA

**5,558 sq. ft.
[516.27 sq m]**

IN BRIEF

- » Prominent town centre location
- » Close proximity to proposed Sizewell C Power Station
- » Scope for redevelopment, subject to planning

LOCATION

Leiston is a market town in East Suffolk, located near the coast, with a population of approximately 5,750 (2021 Census). The town is expected to see significant growth and investment associated with the construction of Sizewell C, with the power station situated just 2.3 miles to the east (www.sizewellc.com). The county town of Ipswich is about 25 miles to the south west, whilst the prosperous coastal town of Aldeburgh lies about 4.6 miles to the south east.

The property is located on the north side of Sizewell Road in the town centre, close to the High Street junction and adjacent to a large car park, offering 2-hour free parking. Adjoining occupiers include a variety of local retailers together with The Original Factory Shop and an East of England Co-operative Society store immediately to the east.

DESCRIPTION

The property comprises purpose built, two storey retail premises incorporating a wide, recessed glazed frontage, with vehicular access to the side leading to an enclosed rear yard.

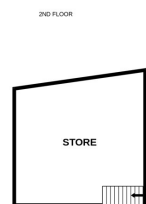
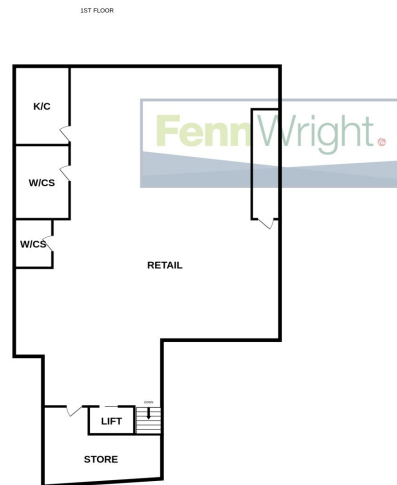
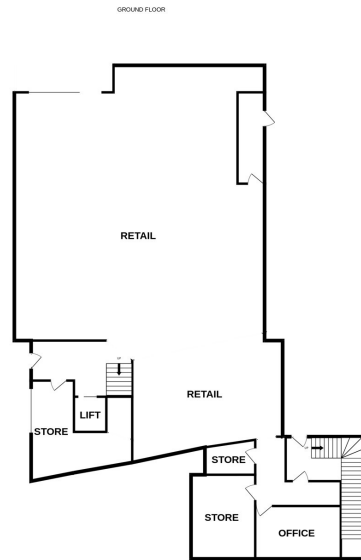
The ground floor comprises a large open plan retail area, with ancillary stores and offices situated to the rear. A roller shutter door to the side provides access to the yard for deliveries, together with a goods lift and stairs serving the first floor. The main first floor provides further open plan retail space, together with ancillary store, kitchen and WC facilities. An additional first floor store is accessed via another flight of stairs to the rear of the building.

ACCOMMODATION

[Approximate Net Internal Floor Areas]

- » Ground Floor: 2,915 sq. ft. (270.78 sq. m.)
- » First Floor: 2,242 sq. ft. (208.26 sq. m.)
- » Additional First Floor: 401 sq. ft. (37.23 sq. m.)
- » Total NIA: 5,558 sq. ft. (516.27 sq. m.)





Indicative floor plans - not to scale

DEVELOPMENT OPPORTUNITY

The property is considered to have potential for conversion in whole or in part for alternative uses, subject to planning. All interested parties should make their own enquiries with the local planning authority.

SERVICES

It is understood the property is connected to mains electricity, gas, water and drainage and the premises are heated by a Reznor gas-fired warm air blower system.

We have not tested any of the services and all interested parties should rely upon their own enquiries with the relevant utility companies in connection with the availability and capacity of all those serving the property including IT and telecommunications.

LOCAL AUTHORITY

East Suffolk Council
 East Suffolk House
 Station Rd
 Melton
 Woodbridge, IP12 1RT
 Telephone: 0333 016 2000

ENERGY PERFORMANCE CERTIFICATE [EPC]

EPC Rating E (120) - valid until 17 November 2035.

BUSINESS RATES

The property is assessed as follows:

Rateable Value	£16,500
Rates Payable (2026/2027)	£6,303 per annum

The rates payable are based on the current UBR of £0.382. All interested parties should make their own enquiries with the Local Authority in order to verify their rating liability.

TERMS

Offers are invited in the region of **£355,500** for the **freehold interest** with vacant possession upon completion.

HMRC do not have any record of an option to tax and the property is therefore believed to be VAT exempt.

LEGAL COSTS

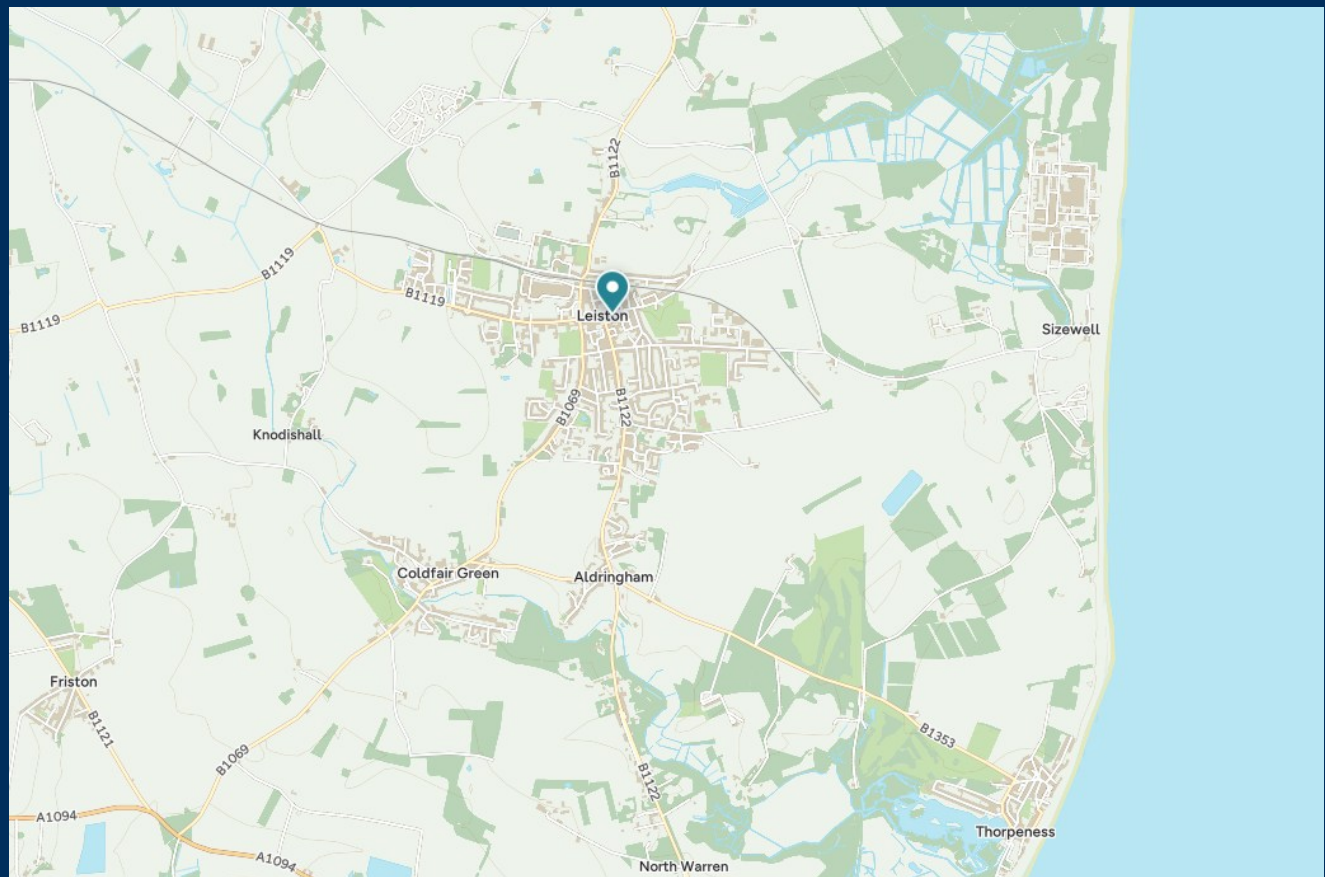
Each party is to be responsible for their own legal costs.

VIEWINGS STRICTLY BY APPOINTMENT VIA THE SOLE AGENTS:

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Particulars created April 2026

