

To Let:

Prime High Street retail location

12 Westgate Street, Ipswich, Suffolk IP1 3EG

- ▶ 22,506 sq ft (2,091 sq m)
- ▶ Can be let as a whole, or divided into separate units
- ▶ Open plan accommodation across two sales floors
- ▶ Additional ancillary space





Location

Ipswich is the largest town and the administrative centre for Suffolk, with a catchment population of some 160,000 and a larger estimated zone population of up to 450,000. The town boasts 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 and the North. The town's railway station provides a regular service to London Liverpool Street with a fastest journey time of approximately 60 minutes.

Drive times

	Distance	Travel time
Port of Felixstowe	9 miles	25 mins
Colchester	16 miles	35 mins
Bury St Edmunds	28 miles	45 mins
Norwich	46 miles	1 hr 10 mins
London	82 miles	1 hr 45 mins

Key Features:

- Landmark building in the town's main retail pitch
- In a cluster with Primark, JD Sports, Marks & Spencer, Starbucks & other national and independent retailers
- High pedestrian footfall
- Flexible Class E use
- Close to the Cornhill, Ipswich's busy public gathering space, where a number of attractions & events are hosted throughout the year
- Surface public car parking close by



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, Gallagher and LV Group, as well as public sector employers.

The Headquarters Offices of Ipswich Borough Council, Suffolk County Council, Babergh & Mid Suffolk Fire and Rescue Service are all located close by, within a few minutes' walk of the town centre.

Ipswich Town Football Club was promoted to the Premier League for the second time in two years in May 2026. Its iconic Portman Road ground is only a few minutes' walk from the town centre and attracts crowds of up to 30,000 on home match days.

Ipswich's stand-alone university, the University of Suffolk, has transformed the provision of higher education in Suffolk and beyond. The University of Suffolk adjoins the busy Waterfront area, a short walk from the town centre, and is forecast to increase its 10,000 student population by a further 10,000 in the coming years.



400,000

Population of Greater Ipswich

3.5million

Domestic and international visitors to Ipswich each year

10,000

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

30,000

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

59minutes

fastest train Ipswich to London Liverpool Street

4th

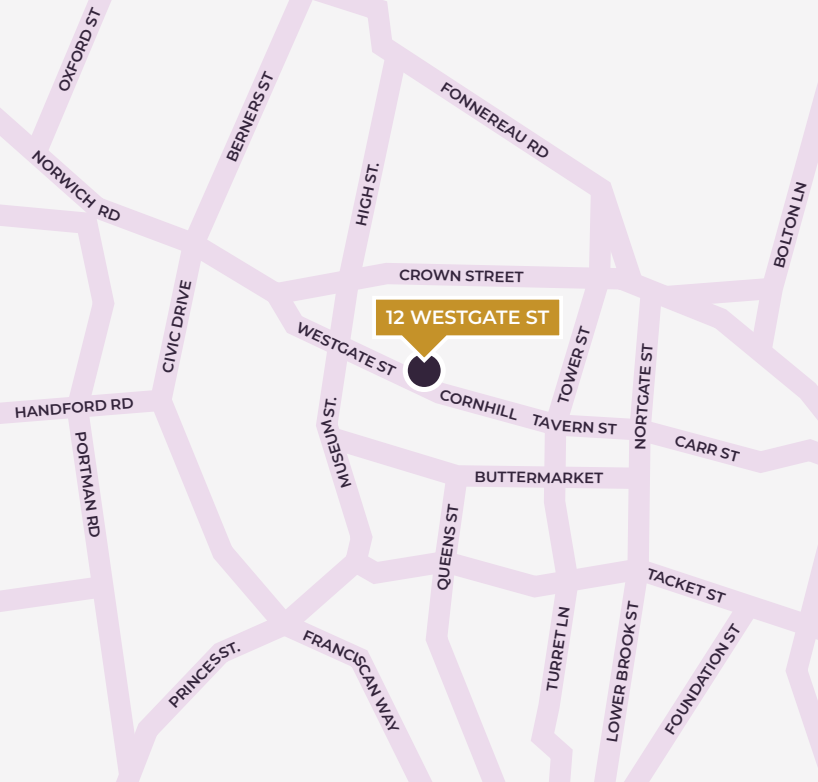
Projected 4th fastest growing UK town 2016-2026

1st

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

£25million

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



Situation

The property is situated on Westgate Street, which is one of the main shopping thoroughfares in Ipswich town centre, along with Tavern Street, and close to The Cornhill, where a number of attractions and events are hosted throughout the year.

The property is close to Marks & Spencer, Clarks, Primark, Caffè Nero, Starbucks, JD Sports and other national retailers and the street attracts a high pedestrian footfall.

Description

The property is a cherished Ipswich landmark, which operated as the Crown & Anchor Hotel for 150 years.

The site was re-developed for retail use in the 1990s, and now includes Clarks and Starbucks, together with two smaller units to the rear in Crown & Anchor Mews. The building retains the attractive historic façade from the original Hotel.

The property provides extensive retail space on the Ground and First Floors, along with storage, staff facilities and ancillary space on the upper floors. There is a passenger lift from the Ground Floor to the Third Floor.

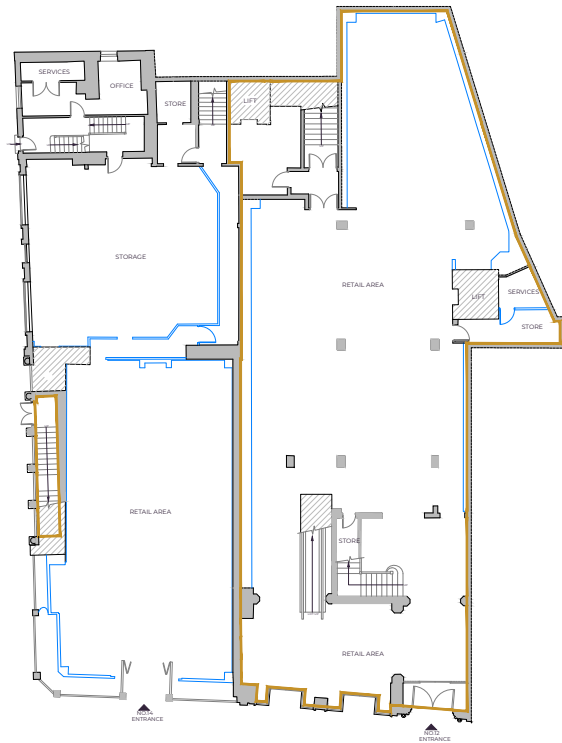
The outgoing tenant (TG Jones) operated the store with three entrances at the front of the building, which could be re-configured as required by a future operator. The yard to the rear of the building provides access for deliveries.

A number of public car parks are available close by, with over 800 spaces. The building can be let as a whole, or consideration could be given to dividing into separate units.

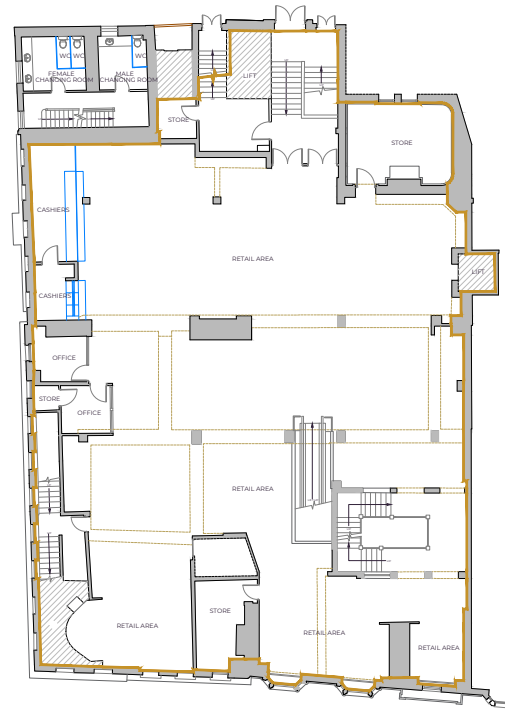


12 Westgate Street

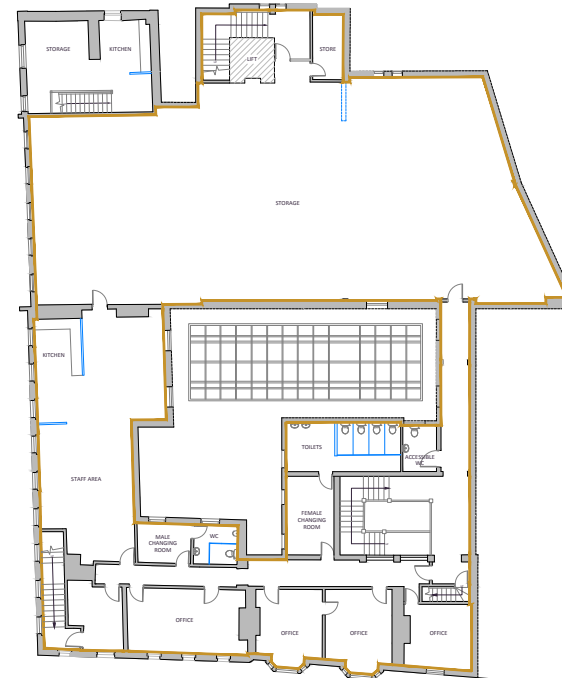
This prime High Street retail location provides open-plan accommodation across two sales floors, with additional ancillary space suitable for storage, offices, staff welfare and a range of other Class E uses.



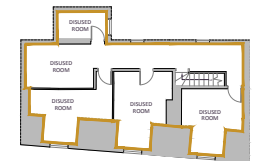
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR

Accommodation:

(All areas are approximate)

Ground Floor (GIA / NIA):

5,680 / 4,735 sq ft
(528 / 440 sq m)

First Floor (GIA / NIA):

8,615 / 6,759 sq ft
(800 / 630 sq m)

Second Floor (GIA / NIA):

7,472 / 5,938 sq ft
(694 / 552 sq m)

Third Floor (GIA / NIA):

739 / 673 sq ft
(69 / 63 sq m)

Total Floor Area (GIA / NIA): 22,506 / 18,106 sq ft (2,091 / 1,684.50 sq m)



PUBLIC CAR PARK

Tower Ramparts



Legal

Planning

Class E retail use.
All enquiries to Ipswich Borough Council.

Business Rates

Rateable Value: £131,000.
All enquiries to Ipswich Borough Council.

Terms & Tenure

Available to let on a new Full Repairing and Insuring lease, for a term of years to be agreed, rent upon application.

EPC

Rating 88D. Certificate available on request.

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

Email:

vanessa@penncommercial.co.uk or

rachael@penncommercial.co.uk

Telephone: 01473 211933

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. A Service Charge is applicable - details available upon request.

VAT

VAT is applicable.

