

UNIT 3 TO LET

PRIME SHOPPING CENTRE UNIT

267.19m² (2,876ft²)

- Prime location on the ground floor of the mall
- A busy link between Tavern Street and Tower Ramparts Bus Station
- Long term, temporary or flexible options available
- Close to Boots, Poundland and Bakers and Baristas
- Rent: £35,000 pa excl. Service Charge
- Planning: Use Class E
- Rateable Value (2026): £29,500
- EPC: available on request
- VAT: applicable at the prevailing rate

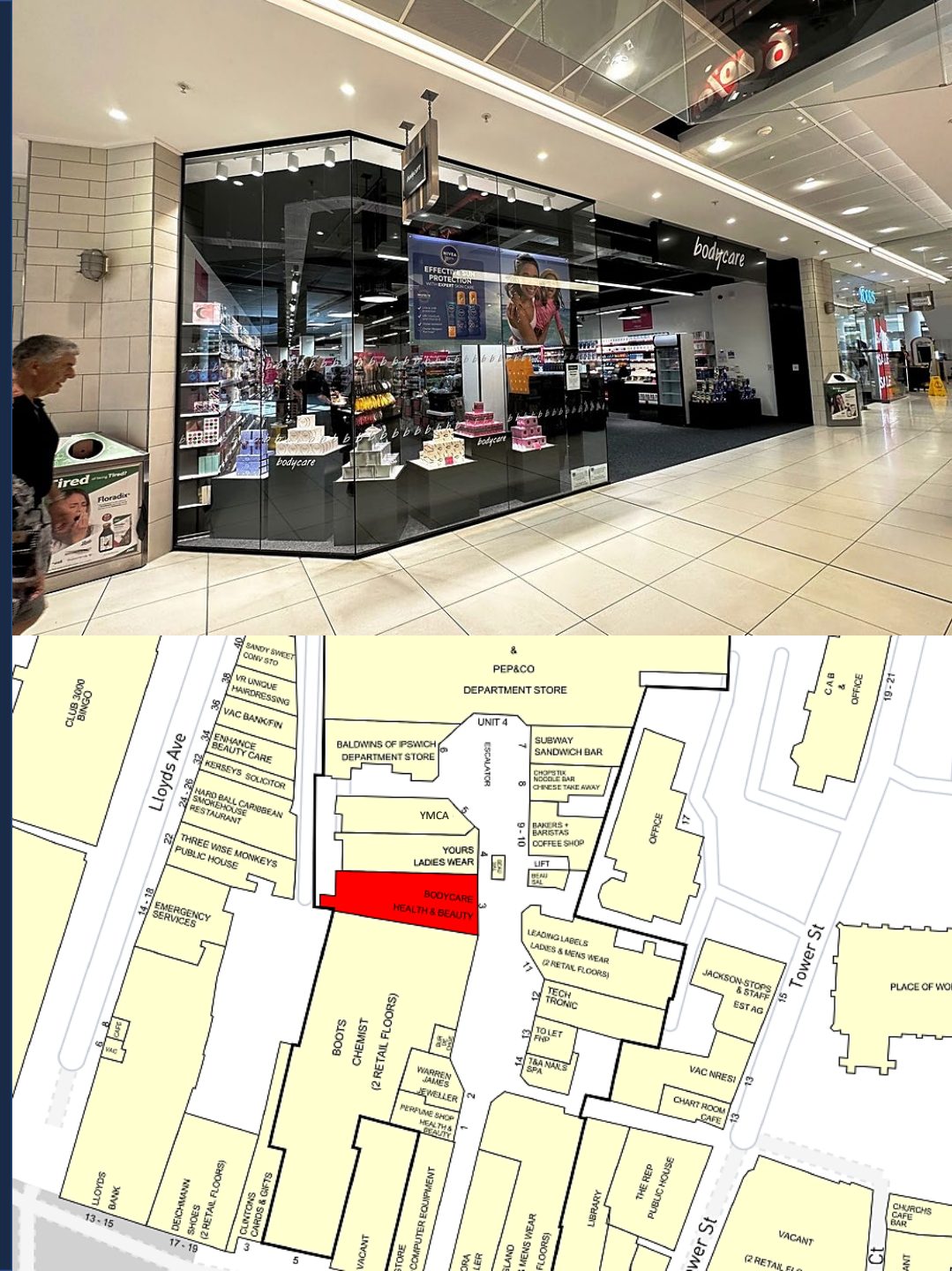


Dom Alston
07890 568 077
dom.alston@fhp.co.uk



Oliver Marshall
07386 200 076
oliver@cited.co.uk

sailmakersshopping.co.uk



LEASING OPPORTUNITIES

AT SAILMAKERS SHOPPING CENTRE



SAILMAKERS

IPSWICH

BAKERS +
BARISTAS

BALDWINS
Department Stores

Boots

hmv

Iceland

NOODLE STOP

Morrisons
Daily

PANDORA

Poundland®

RIVER ISLAND

Ryman

SUBWAY®

THE
PERFUME
SHOP

WHY IPSWICH?

- **Strong Catchment Population**
Core population of approximately 140,000, with a wider retail catchment of 300,000+ people across Suffolk and beyond.
- **Major Employers**
Home to Willis Towers Watson, AXA and other leading finance, tech and insurance businesses.
- **University & Student Presence**
The University of Suffolk contributes a growing student population, boosting footfall for retail and leisure.
- **Tourism & Heritage**
A historic waterfront with cultural attractions, parks and a marina draws visitors year-round.
- **Ongoing Regeneration**
Active investment including an £8m Town Deal Regeneration Fund and a £5m waterfront scheme, driving new footfall and diversifying the town centre offer.
- **Premier League Football Returns**
Ipswich Town FC have secured promotion back to the Premier League for 2026–27. Portman Road (capacity 30,000+) is a five-minute walk from the town centre, generating significant match-day footfall.
- **Excellent Transport Links**
Well-connected via the A12 and A14, with direct rail to London (just over an hour), Norwich and Cambridge.

WHY SAILMAKERS?

- **Prime Town Centre Location**
Situated in the heart of Ipswich with direct access from pedestrianised Tavern Street and serving as a key thoroughfare to Tower Ramparts Bus Station.
- **Modern Retail Environment**
Originally built in 1986 and extensively refurbished in 2017, offering a contemporary covered shopping experience across 112,084 sq ft
- **Flexible Leasing**
Units from 500 sq ft to 20,000 sq ft available on short-term, flexible and long-term arrangements to suit all business needs.
- **Competitive Leasing Terms**
Attractive rental rates with potential business rates relief available for qualifying tenants.
- **Strong Transport Links**
Directly connected to Tower Ramparts Bus Station and adjacent to a 1,150-space multi-storey car park.
- **Use Class E**
Suitable for a wide range of retail, leisure, office and service uses under the flexible Use Class E classification.
- **Diverse Tenant Mix**
Home to River Island, Pandora, Morrisons, Ryman, Poundland, Iceland, HMV and many more national and local brands.



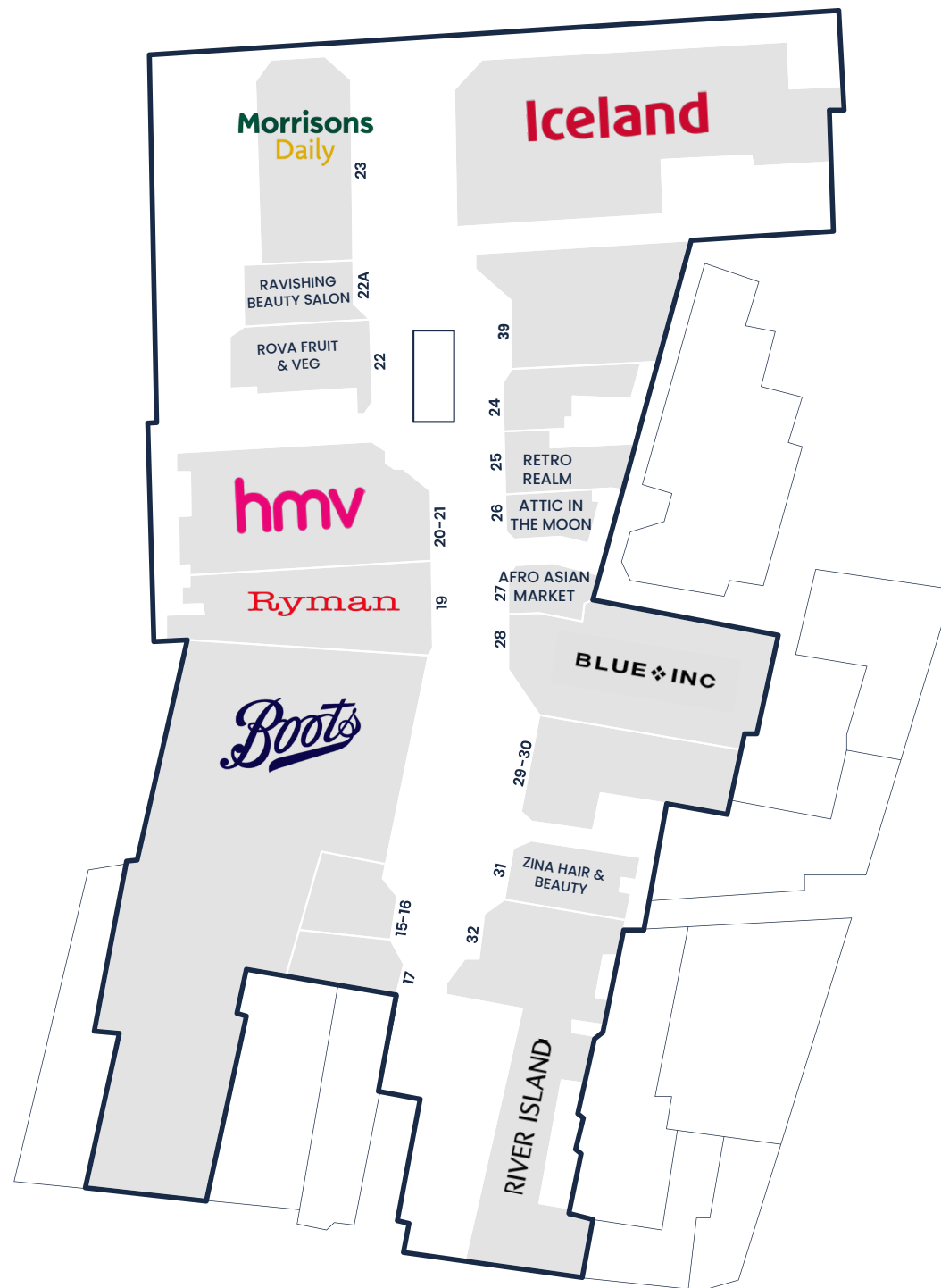
03 GALLERY



GROUND FLOOR MALL



UPPER GROUND MALL



CONTACT

For all leasing enquiries please contact:



Oliver Marshall
07386 200 076
oliver@cited.co.uk

Rosie Civil
07539 257 338
rosie@cited.co.uk



Dom Alston
07890 568 077
dom.alston@fhp.co.uk

Ellis Cullen
07450 972 111
ellis.cullen@fhp.co.uk

**CENTRE
STAGE
LEASING**

**For all commercialisation
enquiries please contact:**
enquiries @centrestageleasing.com

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LANDSWOOD

