



Location

The subject property is located in Ipswich town centre, the largest town and a principal retail destination within Suffolk. Ipswich lies approximately 70 miles north-east of London and benefits from strong road links via the A14 and A12, providing access to the Midlands, London and the wider region. The town's railway station offers regular services to London Liverpool Street with journey times of around one hour.

The unit occupies a prominent position in the heart of the town on the corner of Princes Street and King Street. The property forms part of the Grade II listed Ipswich Town Hall building where the Corn Exchange Theatre and Cinema is also located. Other nearby occupiers include Barclays Bank, The Botanist, Costa Coffee, Jamaica Blue and Honey + Harvey Café.

The town is benefitting from significant investment via the Town Centre Fund, and the property is ideally located to capitalise upon this.

Accommodation

Ground Floor	5,184 sq ft	481.78 sq m
Total	5,184 sq ft	481.78 sq m

Lease Term

The premises are available by way of a new lease for a term to be agreed.

Contact

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Rent

On application

Rates

Rateable Value	£43,000
Rates Payable	£16,426
UBR	0.382 (2026/27)

Interested parties are advised to make their own enquiries with the Local Planning Authority to confirm their exact liabilities and any transitional relief.

VAT

VAT is applicable at the prevailing rate.

Energy Performance Certificate

A copy of the certificate is available on request.

Viewing

Viewings are to be arranged in advance via the Sole Agents, KLM Real Estate.

