

**Retail**

## **TO LET: Attractive Three Storey Grade II Listed Town Centre Retail Premises**



**15 Silent Street, Ipswich, Suffolk IP1 1TF**

**Total area approx. 80.17 Sq M (863 Sq Ft)**

- **Former hairdressers in popular town centre location, available immediately**
- **Would suit a variety of Class E uses, STPP**
- **Within walking distance of the town centre and Waterfront, close to public car parks**
- **Good pedestrian footfall**
- **Grade II Listed, with planning permission for conversion to a residential dwelling**

**Available to let at a rent of £13,000 per annum exclusive.**



## Location

Ipswich is the administrative and county town of Suffolk, with a resident population of 130,000 and a retail catchment population of approximately 300,000. The town lies on the River Orwell, approximately 70 miles north east of central London, 25 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 (9 miles to the south east) to the East Midlands.

## Situation

The premises are situated in the popular Silent Street which connects St Peters Street and Falcon Street, within walking distance of the main town centre and Waterfront, and close to public car parks. There is good pedestrian footfall. The surrounding area comprises a mixture of commercial and residential properties.

## Description

The property comprises an attractive three storey Grade II Listed retail premises of brick construction, rendered, with tiled roof and wooden framed windows. The property benefits from a ground floor reception/sales area to the front, rear kitchen and WC, together with a first and second floor retail/storage area and first floor kitchen. There is a part glazed retail frontage together with attractive beams and period features, tiled and wooden floor coverings, fluorescent lighting, gas central heating by radiators and an enclosed courtyard to the rear. There are public car parks nearby. The property was previously used as a hairdressers and would suit a variety of Class E uses.

## Accommodation (all areas are approximate)

Total area approx. 80.17 Sq M (863 Sq Ft)

## Legal Costs

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

## Planning

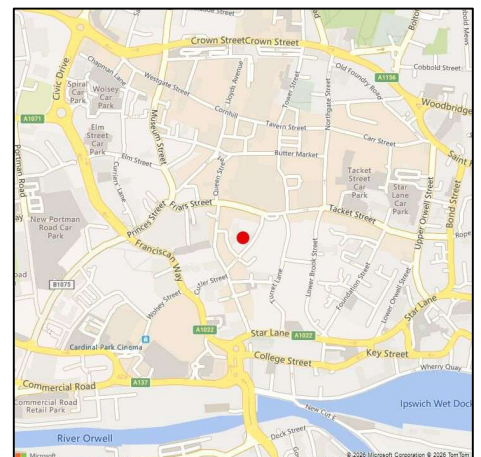
The property currently has consent for Class E use. Planning permission was granted in November 2024 for the conversion of the property to a single two-bedroom dwelling (Use Class C3a) ref IP/24/00822 with further amendments under ref IP/24/00826. All interested parties should contact Ipswich Borough Council on 01473 432000.

## Terms & Tenure

The premises are available to let on a new FRI lease, for a term of years to be agreed, at a commencing rental of £13,000 per annum exclusive, with 5-yearly rent reviews.

## VAT

VAT is not applicable.



## Services & Service Charge

Mains water, electricity, gas and drainage are connected to the property. Service charge to be confirmed.

## Business Rates

Rateable Value £7,600. All interested parties should contact Ipswich Borough Council on 01473 433851.

## EPC

Rating E103, Certificate Number 2920-0138-0435-4002-1263, valid until July 2032.

## Viewing

Strictly by prior appointment with sole agents Penn Commercial on:



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

**01473 211933**

**paul@penncommercial.co.uk**  
**penncommercial.co.uk**

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