

## **TO LET: Four Retail/Office Units in a Prominent Period Hotel**



**Great White Horse Hotel, Tavern Street, Ipswich, Suffolk IP1 3AG**  
**Total Area: Approx. 796 sq m (8,568 sq ft)**

- **Prominent town centre retail building, Class E consent**
- **Four separate Class E units available**
- **Would suit a variety of uses i.e. retail, office, restaurant/bar, s.t.p.p.**
- **High-profile location in a desirable shopping and leisure thoroughfare, close to public car parks**

**To let on new lease terms: Unit 1: £35,000 / Unit 2: £55,000 /  
Unit 3: £30,000 / Unit 4: £12,000 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, 55 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 property is situated on Tavern Street, Ipswich's main retail throughfare, offering prominent frontage to Tavern Street and return frontage to Northgate Street.

It is located within a short walking distance of the adjoining shopping thoroughfares of Westgate Street and Carr Street, and there are public car parks close by and also the Waterfront.

Other high-quality premises in the area include Tesco Express, Costa, O2, TUI, LUSH and Yorkshire Bank, amongst others.

## Description

The building is Grade II\* Listed, and it offers four flexible Class E retail units.

The property formerly operated as the Great White Horse Hotel, The Tavern Street frontage provides for two independent retail shops, formerly occupied by Cotswold and Starbucks.

Access to the upper parts and the rear of the property can be obtained off Northgate Street.

## Planning

The property currently has consent for Class E retail use.

Planning permission has been obtained to increase the size of the Starbucks unit. Planning permission has been obtained to convert the upper parts for use as a Business Centre, with six self-contained apartments. Planning has been applied for an additional retail unit fronting Northgate Street.

All interested parties should contact Ipswich Borough Council on 01473 433200.

## Business Rates

Business Rates to be assessed. All interested parties should contact Ipswich Borough Council on 01473 433851.

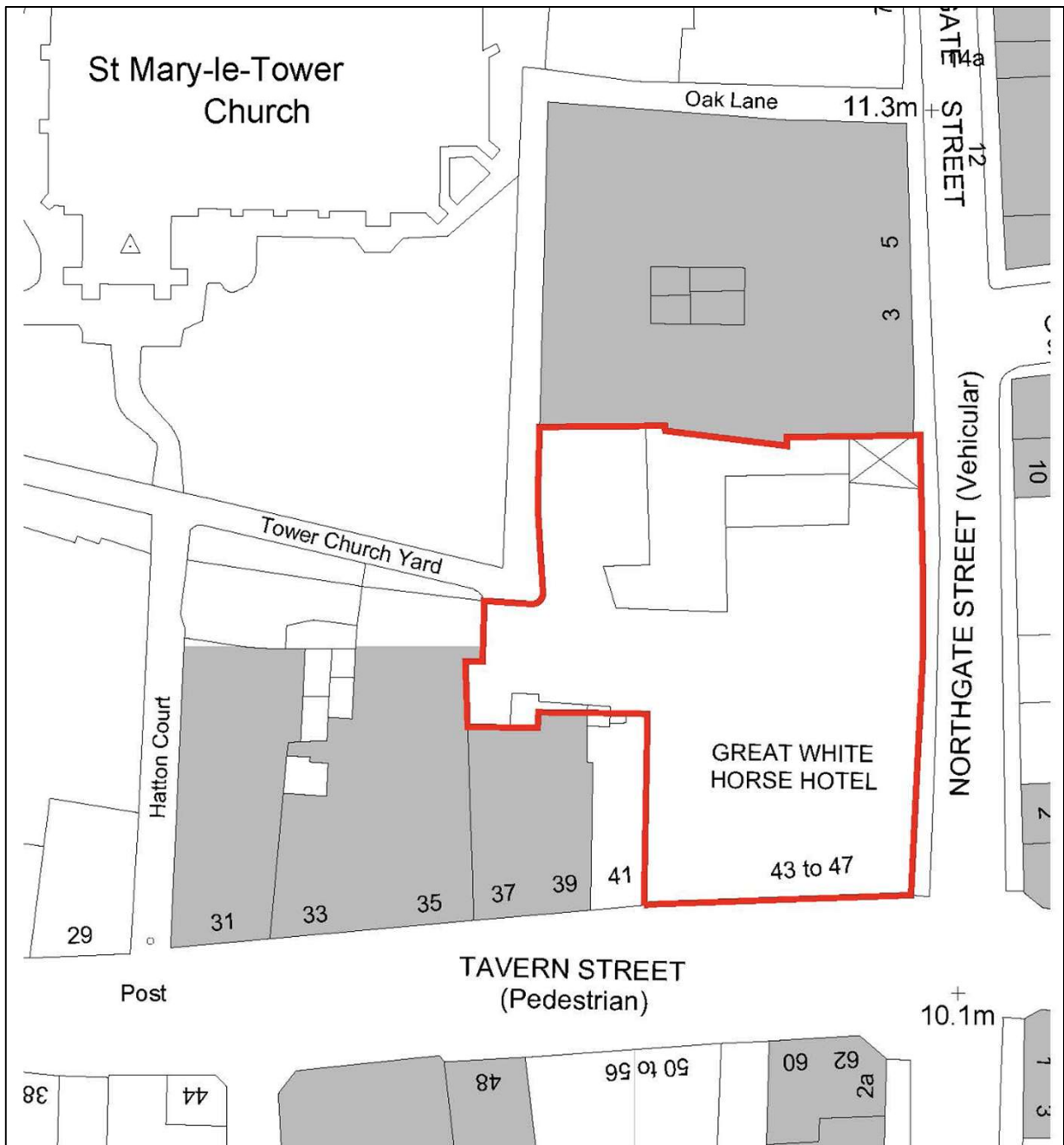
## Legal Costs

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

## Accommodation (all areas are approximate)

Area	Sq M	Sq Ft
Unit 1	124	1,335
Unit 2	432	4,650
Unit 3	140	1,507
Unit 4	100	1,076
<b>Total</b>	<b>796</b>	<b>8,568</b>





IF IN DOUBT ABOUT ANY INFORMATION CONTAINED IN THIS DRAWING ASK. DO NOT SCALE. CHECK ALL DIMENSIONS ON SITE AND REPORT DISCREPANCIES.



Indicative line of building above

**KEY**

[Green Box]	Retail/Commercial
[Yellow Box]	Services
[Pink Box]	Community Use
[Purple Box]	no. 10 1 Person Flat (39sqm)
[Blue Box]	no. 2 2 Person Flat (50sqm)
[Grey Box]	no. 4 3 Person Flat (61sqm)
[Dark Green Box]	no. 3 4 Person Flat (70sqm)
[Light Blue Box]	New Stairs

P2	16.05.25	SOV AND NUMBERS ADDED	JRD	SS
P1	24.04.25	FIRST ISSUE	JRD	SS



Issued for: **PRELIMINARY**

Client/Project:  
**GREAT WHITE HORSE HOTEL**  
43 TAVERN STREET, IPSWICH

Drawing title:  
**PROPOSED BASEMENT PLAN**

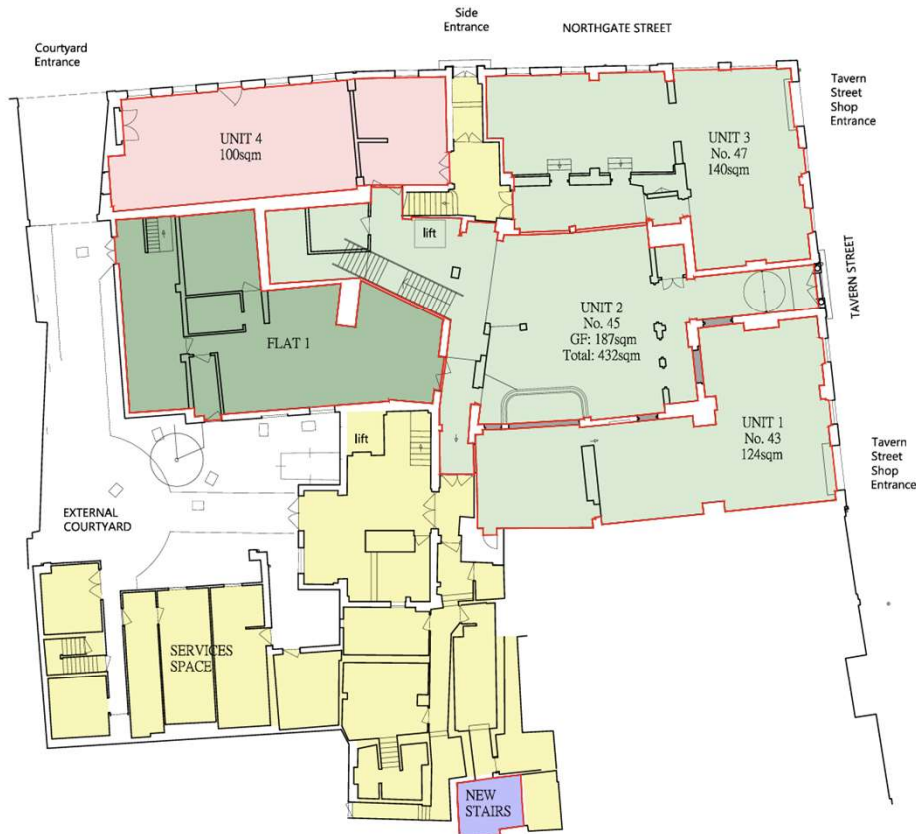
Project number:	Drawing number:	Revision:
25032	106	P2
Scale:	Drawn By:	Checked By:
1:200	@A3 JRD	SS
		Date:
		APR' 2025

**PROPOSED BASEMENT PLAN - 1:200**



Crop marks are visible when the full extent of this drawing is plotted  
Reference dimensions: 405mm from the crop mark to right of the block & 285mm between crop marks vertically

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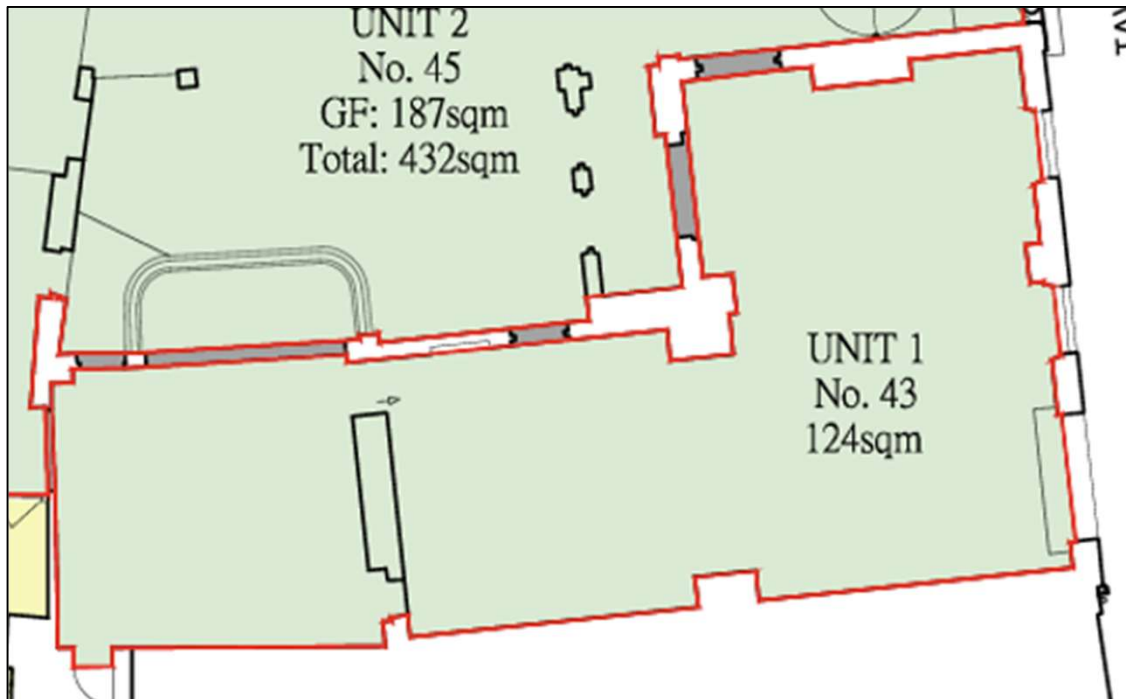
Drawing title:  
**PROPOSED GROUND FLOOR PLAN**

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25032	107	P2
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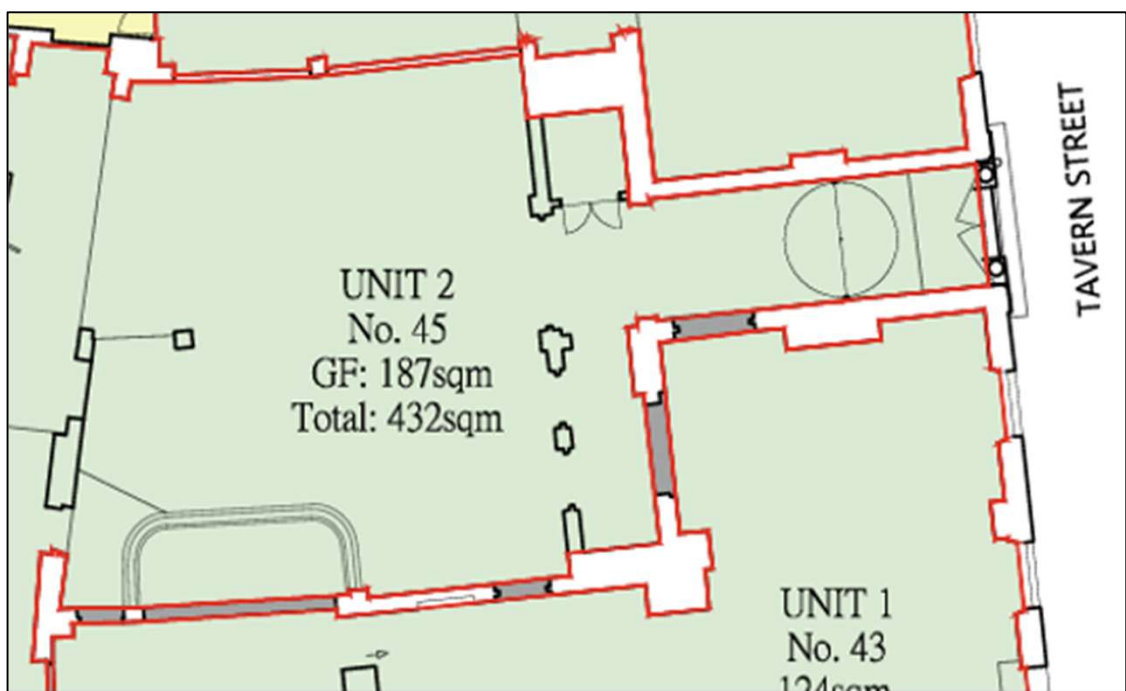
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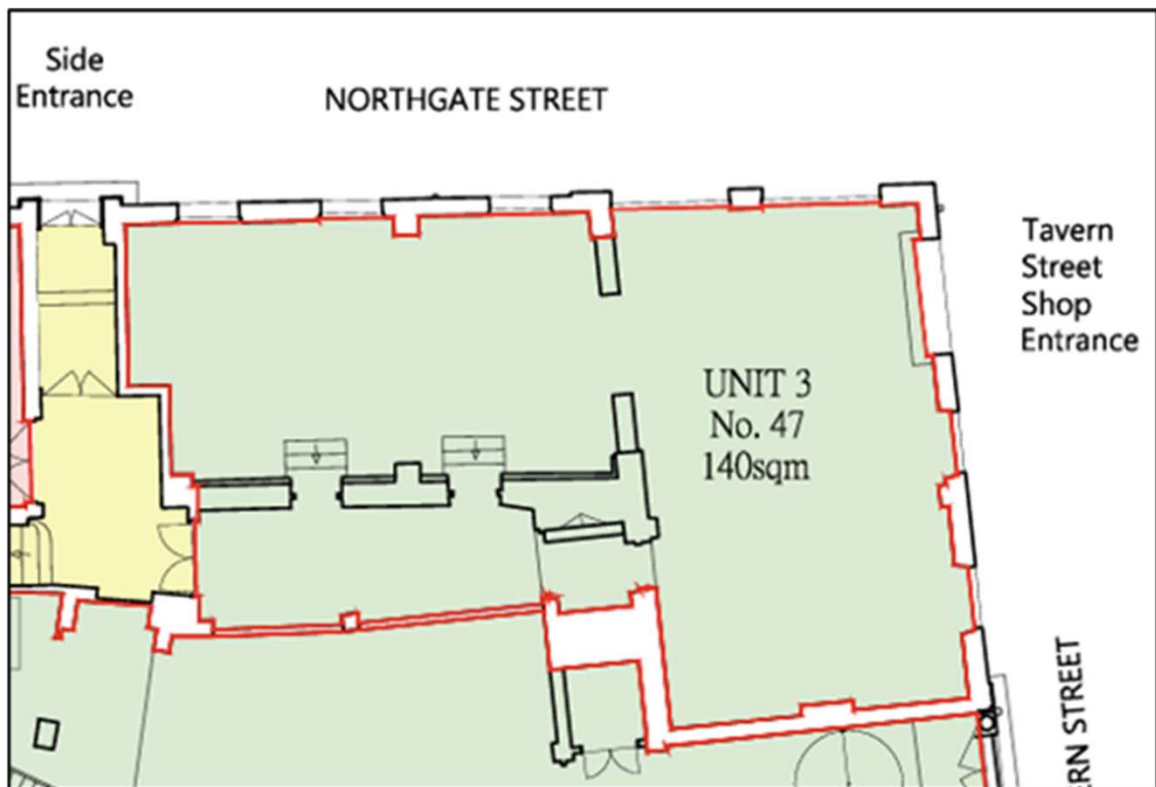
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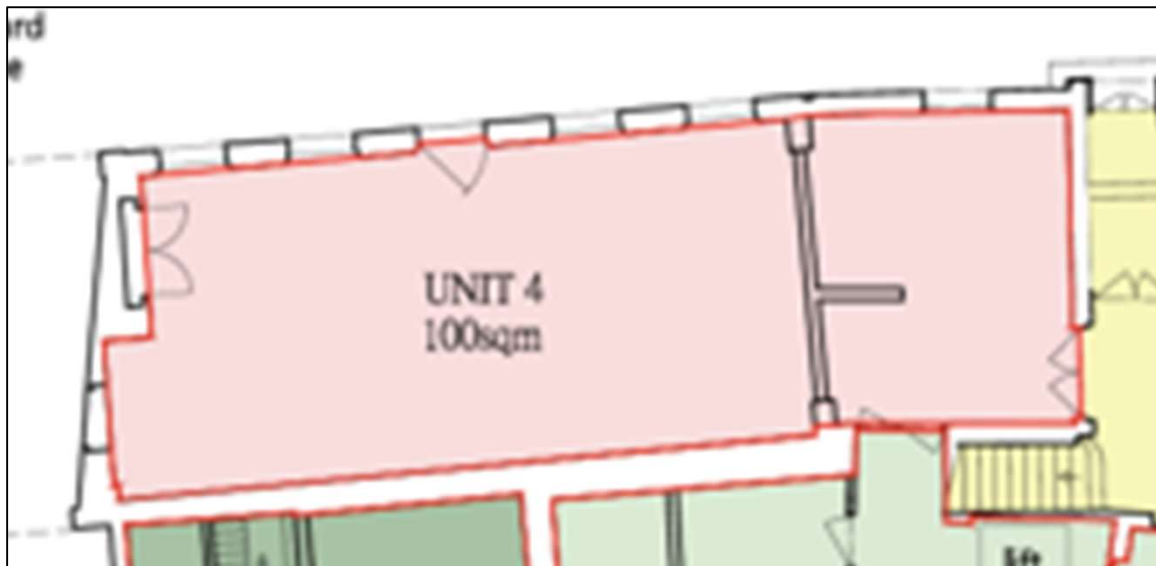
**Unit 1: 124 sq m (1,355 sq ft) / £35,000 per annum exclusive**



**Unit 2: 432 sq m (4,650 sq ft) / £55,000 per annum exclusive**



**Unit 3: 140 sq m (1,507 sq ft) / £30,000 per annum exclusive**



**Unit 4: 100 sq m (1,076 sq ft) / £12,000 per annum exclusive**



## Services & Service Charge

We understand that mains electricity and 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 / condition including IT and telecommunications links. Service Charge to be confirmed.

## Energy Performance Certificate

EPC to be commissioned.

## Viewing

Strictly by prior appointment with the sole agents Penn Commercial on:



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

**01473 211933**

[rachael@penncommercial.co.uk](mailto:rachael@penncommercial.co.uk)

[penncommercial.co.uk](http://penncommercial.co.uk)



## Terms & Tenure

The premises are available to let, on new full Internal Repairing lease terms, for a term of years to be agreed,

**Unit 1: £35,000 per annum exclusive**

**Unit 2: £55,000 per annum exclusive**

**Unit 3: £30,000 per annum exclusive**

**Unit 4: £12,000 per annum exclusive**

## VAT

VAT is not applicable.