

FOR SALE

1-3 BARRACK CORNER IPSWICH SUFFOLK, IP1 2NB

**PROMINENT CORNER RETAIL UNIT WITH GARAGING FOR
6 CARS AND PLANNING FOR RESIDENTIAL CONVERSION
433.3 SQ M/4,664 SQ FT**



FOR SALE

High profile corner location
Ideal for many uses (stp)

Planning permission to develop 9 flats, 6 at the rear
after demolishing the garage, a further
3 above the ground floor retail

Air conditioned in part. Gas fired central heating
Close to Civic Drive/St Matthews Street roundabout
Price £375,000 sought

1-3 Barrack Corner

Ipswich

Suffolk

IP1 2NB



01473 289600

www.readercommercial.com

LOCATION

The property is situated on Barrack Corner off the junction off Norwich Road and Clarkson Street on the north western end of Ipswich town centre. This location sits in a densely populated residential area and also benefits from close proximity to the retail parades of Norwich road including occupiers such as Coes, Anglian Home Improvements and Beautiful Designs Bridal Wear. This location sees extensive passing vehicular traffic.

DESCRIPTION

The property comprise a corner predominantly two storey building with single storey garaging for up to 6 cars to the rear. The building is of solid brick elevation under a pitched slate tiled roof with the garaged area under a pitched corrugated roof with translucent light panels. The retail area and the front of the property has recently had new showroom windows at ground floor level. Internally the property has been segregated to rooms of various sizes on ground and first floor levels. There is a further office at second floor level. The property is currently being used for the purposes of hair, tanning, beauty and a gymnasium.

ACCOMMODATION

(Please note all areas are appropriate)

Ground floor

Total area 159 sq m 1,711 sq ft

Currently split into a hair salon, reception, treatment room, tanning areas and 3 further sunbed rooms. There is also a kitchen, staff room and 2 wc facilities.

First floor

Total area 142 sq m 1,529 sq ft

Split into a treatment room, 4 further consulting rooms, 2 gym areas, changing room and shower with wc facility.

Second floor

Total area 20.3 sq m 219 sq ft

An office with store cupboard

Garage 112 sq m 1,206 sq ft

With store room and parking for up to 6 cars

Overall area 433.3 sq m 4,664 sq ft

Basement area* 15 sq m 161 sq ft
(*not measured but estimated as above)

PLANNING

Planning permission has been approved for the conversion of first and second floors from hairdressing, beauty salon to create three one bedroom flats, subject to alterations of the existing roof. Planning ref No. IP/14/00273/FUL. Planning has also been approved for the demolition of the existing garage and construction of a three storey block to create six flats. Council ref. No. IP/15/00860/FUL. For further information contact the agents office for copies of the planning approvals and plans.

SERVICES

All main services are connected.

PRICE

Offers in the region of £375,000 sought for this freehold interest.

EPC – please see attached

VAT

Vat will be applicable to the freehold disposal.

RATEABLE VALUE

The rateable value is £14,750.

LEGAL COSTS

Each party to bear their own legal costs

Hubbard House, Civic Drive, Ipswich, Suffolk IP1 2QA

Telephone: 01473 289600 Fax: 01473 289331

Email: info@readercommercial.com www.readercommercial.com





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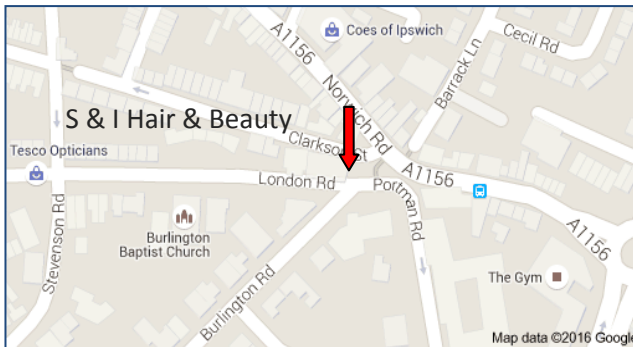
VIEWING

Strictly by prior appointment with Sole Agents
Reader Commercial on 01473 289600

martin@readercommercial.com

louise@readercommercial.com

(plan is for location purposes only)



Energy Performance Certificate HM Government
Non-Domestic Building

3 Barrack Corner
IPSWICH
IP1 2NB

Certificate Reference Number:
0700-9408-8030-6490-7803

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient

A+	Net zero CO ₂ emissions
A	0-25
B	26-50
C	51-75
D	76-100
E	101-125
F	126-150
G	Over 150

Less energy efficient

84 This is how energy efficient the building is.

Technical information

Main heating fuel:	Natural Gas
Building environment:	Heating and Natural Ventilation
Total useful floor area (m ²):	503
Building complexity (NOS level):	3

Benchmarks

Buildings similar to this one could have ratings as follows:

46	If newly built
84	If typical of the existing stock

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Beauty Salon



Gymnasium



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Email: info@readercommercial.com www.readercommercial.com

