

offices

development



## **SELF CONTAINED THREE STOREY TOWN CENTRE OFFICE BUILDING**

**WITH PLANNING PERMISSION FOR CONVERSION  
INTO 4 SELF CONTAINED FLATS AND GROUND  
FLOOR STORAGE AREAS  
FOR SALE**

**APPROX 260.74 SQ M (2,806 SQ FT)**



**St Francis Tower, Franciscan Way, 2 Cardinal Street,  
Ipswich IP1 1QE**

- Ipswich central location close to all amenities
- Modern office building with good natural light
- Offers in the region of £195,000

01473 211933

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



## Location

Ipswich is the administrative and county town of Suffolk and is one of the principal commercial and financial centres of East Anglia. The town lies 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 adjacent to St Francis Tower on Cardinal Street in the centre of Ipswich. The property enjoys close proximity to all shops, cafes, restaurants, Cardinal Park, the core office district and is within a short walking distance of the Waterfront.

## Description

The premises comprise a modern self contained three storey office building, which has planning permission for conversion to 4 self contained flats with the following areas:-

Flat 1	44.03 sq m	474 sq ft
Flat 2	54.90 sq m	591 sq ft
Flat 3	55.92 sq m	602 sq ft
Flat 4	52.67 sq m	567 sq ft

Plans are available for inspection at this office.

**Accommodation** All dimensions and areas approximate:

<b>Ground Floor</b>		
Office Area	70.34 sq m	757 sq ft
<b>First Floor</b>		
Office Area	78.40 sq m	843 sq ft
Kitchen	3.20 sq m	34 sq ft
<b>Second Floor</b>		
Office Area	108.80 sq m	1,171 sq ft
<b>Total Floor Area (NI)</b>	<b>260.74 sq m</b>	<b>2,806 sq ft</b>

## Services

We understand that mains electricity and water are available.

## Planning

The property currently has B1a office consent, together with consent for conversion to 4 self contained flats, reference IP/15/00378/P3JPA, however we would recommend that all interested parties contact Ipswich Borough Council on 01473 432000.

## Business Rates

Rateable Value 2010	Rates Payable
£12,750	£6,120

We would recommend that all interested parties contact Ipswich Borough Council on 01473 433851.

## Tenure and Price

999 year long leasehold interest. The property is available for sale at offers in the region of £195,000.

## Legal Costs

Each party to bear their own legal costs.

## Energy Performance Certificate

A copy of the EPC has been requested and should be available shortly.

## Vat

To be advised. All rents, prices and premiums are stated exclusive of VAT under the Finance Act 1989.

## Viewing

To view or for further information, please contact:

Vanessa Penn at Penn Commercial,  
Suite C Orwell House, Fox's Marina, The Strand,  
Wherstead, Ipswich, Suffolk IP2 8NJ  
Tel: 01473 211933. Fax: 01473 682266.  
Email: [vanessa@penncommercial.co.uk](mailto:vanessa@penncommercial.co.uk)

## Subject to Contract



### NOTICES RELATING TO PROPERTY MISREPRESENTATION, PROPERTY MISDESCRIPTORS & FINANCIAL SERVICES ACTS

Penn Commercial as agents for vendors/lessors of this property gives notices that: 1.The information contained within these particulars has been checked and is understood to be materially correct at the date of publication. 2.All descriptions, statements, dimensions, references to availabilities, conditions and permissions for use, and occupations Of other details are given in good faith. However, they are made without responsibility, and should not be relied upon as representations of fact. Intending purchasers or tenants should by enquiry to this office satisfy themselves as to the, correctness and availability in each case before arrangements are made to travel and view. 3. Unless otherwise stated, all prices, rents and other charges are quoted exclusive of value added tax (VAT).Any intending purchasers or tenants must satisfy themselves independently as to the incidence of VAT in respect to any transaction. 4.All plant machinery, equipment, services and fixtures and fittings referred to in these particulars were present at the date of publication. They have not however, been tested and, nor any person in their employment have any authority to make or give, any representation or warranty whatsoever in relation to this property. 7. Penn Commercial does not hold itself out as providing any legal financial or other advice. These particulars do not constitute advice and you should not rely on this material in making (or refraining from making) any decision to take (or refrain from taking) any action. 8.The information contained in these particulars is of a general nature and may not be applicable to your own specific circumstances. If you are in any doubt, please seek professional advice.