

1A High Street

SPROUGHTON, IPSWICH, SUFFOLK, IP8 3AF

For Sale



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KEY HIGHLIGHTS

- Prominent Class E Premises
- Income of £22K pax until March 2028
- Potential for alternative uses, subject to planning
- Potential for redevelopment, subject to planning
- Potential for Vacant Possession



LOCATION

The property is located on the High Street (B1113) in the village of Sproughton which lies 2.6 miles (4.18 km) to the east of Ipswich Town Centre and is well served by connectivity to the regions main truck roads being 0.7 miles (1.1km) from J.54 of the A14 and 2.21 miles (3.55 km) from J.55 where the A14 intersects with the A12.

Ipswich is the county town of Suffolk with a population of 140,274 (2024). It sits adjacent to the A14 and the A12 which provides excellent road links to the M25 and London to the south west and Cambridge and country's motorway network to the west. The town is served by a port on the River Orwell and the International Container Port of Felixstowe lies 14 miles (22.5 km) to the south east. Main line rail services from Norwich provide links with London Liverpool Street station with a journey time of approx. 74 minutes.



DESCRIPTION

The property comprises a two-storey building with period and characterful features with a forecourt parking area occupying a prominent position at the crossroads of the High Street, Burstall Lane and Lower Street.

The premises have been occupied by The Shed since February 2016 and houses an eclectic mix of antique and boutique traders, a Teddy Bear Hospital and Nora's Tearoom, together with an inter courtyard with outside seating.

A concertina loading door provides access to an open plan sales area with access beyond to the inner courtyard. There is also a stair case leading to the first floor which is predominantly open plan with exposed wood floors. There are two further staircases and ramped access to the ground floor which has been compartmentalised to provide stores, showrooms, dining room, tearoom and kitchen areas.

The property provides versatile accommodation which would suite a variety of uses or redevelopment, subject to obtaining any necessary consents.

It should be noted that there is a pedestrian easement over the southern part of the forecourt parking area giving access to the side and rear of No. 1 High Street.

ACCOMMODATION

The premises provide the following approximate floor areas on a Gross Internal Area (GIA) basis:

Description	ft²	m²
Ground Floor	3,370	313.10
First Floor	2,342	217.53
Total	5,712	530.63

The property occupies a site of approx.. 0.17 acres (0.07 ha).



TENANCY SCHEDULE

There is a lease in place dated 4th March 2025 with the owners of The Shed for a term expiring 4th March 2028 at a rental of £22,000 pax and which includes mutual break options upon serving 3 months' notice, thus giving potential for vacant possession at lease expiry or before by negotiation.

EPC

C:67

BUSINESS RATES

From enquiries of the Valuation Office Agency website the premises have a Rateable Value of £21,500 (1st April 2026 Listing).



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GUIDE PRICE

The premises are available at a Guide Price of £350,000 exclusive of VAT, with the benefit of the existing income of £22,000 pax.

VAT

We understand that the property has not been opted for tax and as such VAT will not be applicable to the purchase price at the prevailing rate.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction

CONTACT

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