

**FOR SALE FREEHOLD – FORMER BANK PREMISES WITH PLANNING
CONSENT FOR MIXED USE DEVELOPMENT**



8-10 PRINCES STREET, IPSWICH IP1 1QT

LOCATION

The property lies on the north side of Princes Street with vehicular access from Elm Street. Princes Street is in the centre of the Town close to the main shopping areas, leisure facilities and bars & restaurants. Ipswich train station is approx. 15 minutes walk away.

DESCRIPTION

The property comprises a former bank and associated offices over ground, 1st, 2nd and basement floors with the following floor areas:

Ground floor	2776 sqft	258 sqm
1st floor	2113 sqft	196 sqm
2nd floor	1508 sqft	140 sqm
Basement	1525 sqft	142 sqm
<i>Total</i>	<i>7922 sqft</i>	<i>736 sqm</i>

PLANNING

The property has been granted planning permission under application ref: IP/21/00394/FUL for change of use on the first & second floors to residential use plus the extension to 2nd floor and an additional third floor providing 8 flats in total as follows:

- 1st Floor - 2 x 1 bed & 1 x 2 bed
- 2nd Floor - 2 x 1 bed & 1 x 2 bed
- 3rd Floor - 2 x 2 bed

The ground and basement floors have been reconfigured providing a G/F area of 2160 sqft (200 sqm) and basement of 2156 (200 sqm).

ENERGY PERFORMANCE CERTIFICATE

The property has a current EPC rating of F.

TERMS

The property is to be offered freehold with vacant possession. Unconditional offers in the region of - £800,000 subject to contract are sought.

VAT

Value Added Tax is applicable to the sale price.

LEGAL COSTS

Each party to bear their own legal costs

FURTHER INFORMATION

Contact selling agents Mass & Co:

Mark Mannering MRICS

Tel: 01277 201300 - Email: mark.mannering@massandco.com

