



Samuel Court, Blanche Street, Ipswich, IP4 2EJ

- **Gross Floor Area- 1,925sq.ft (178.9sq.m)**
- **Internal WC/Office**
- **Limited Forecourt Parking**
- **Close to town centre**
- **Previous planning permission for 6 flats and parking**
- **Freehold For Sale**

Location

The property is situated in a predominantly residential area, approximately 0.3 miles east of the town centre at the junction with Blanche Street and Cemetery Road, close to Woodbridge Road(A1156) inner ring road.

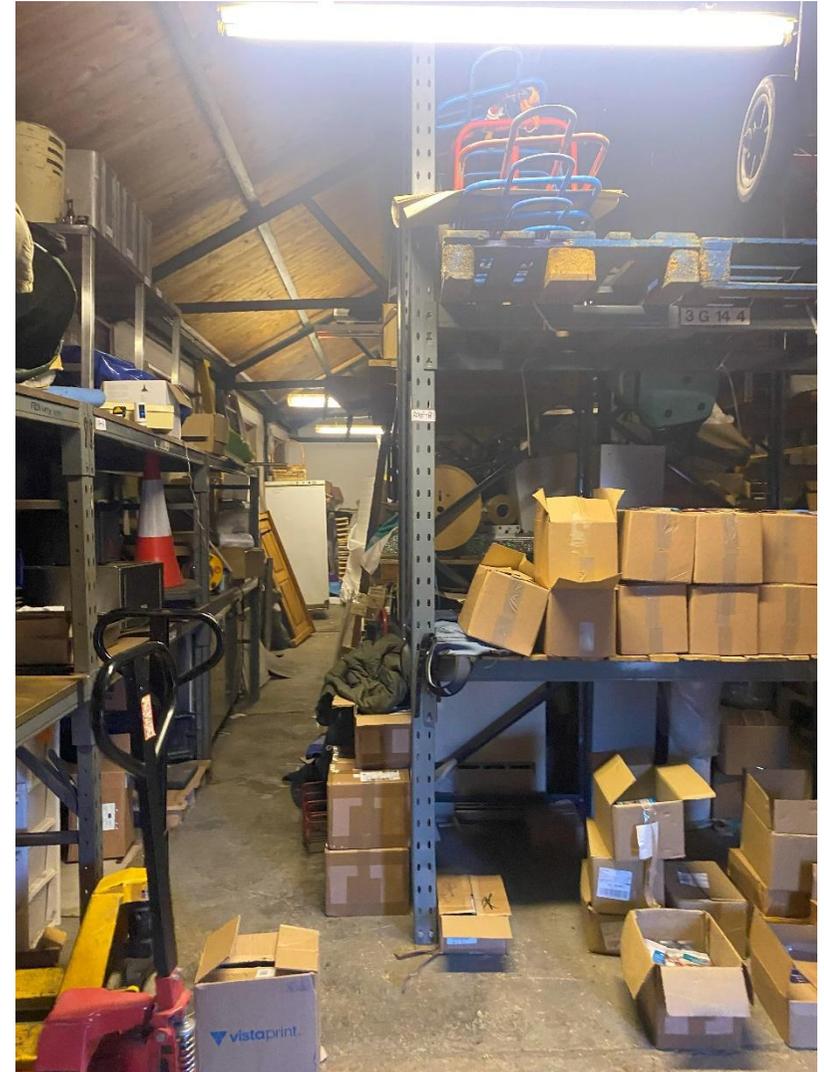
Description

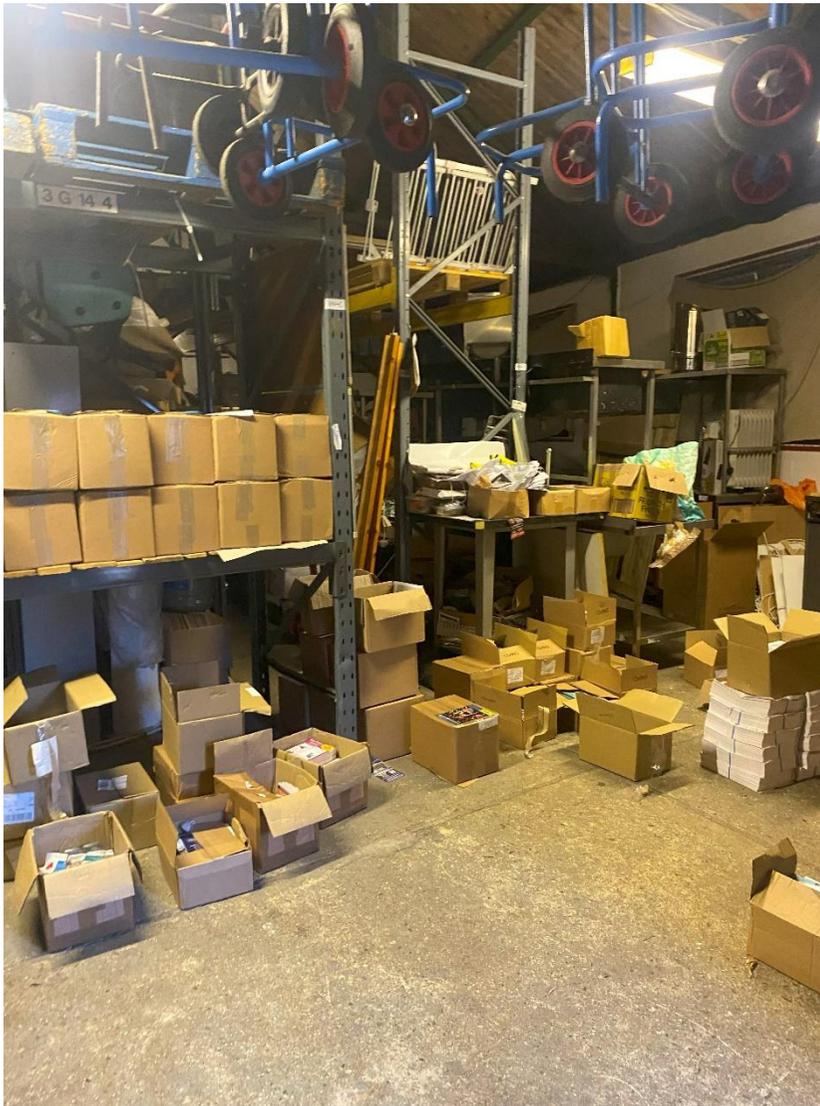
The property comprises a single storey detached workshop of brick construction beneath a pitched corrugated steel truss roof and benefits from two double timber loading/access doors. The property has an eaves height of approximately 8 feet, concrete floor, fluorescent lights and a small office and WC with sink facilities.

Externally there is limited forecourt parking and loading.

Accommodation

The property has a Gross Internal Area (GIA) of 1,925 sq.ft (178.9 sq. m)





Town Planning

The property has previously been used as a workshop and store. Planning permission was granted in 2010 for the demolition of the store and development of a three-storey residential development comprising 6 No. flats and on-site parking (IP/07/01059/FUL). Interested parties are invited to make their own investigations of Ipswich Borough Council on 01473 937866.

Rateable Value

The property appears in the Valuation List with a Rateable Value of £6,400.

Asking Terms

Freehold offers are invited in excess of £250,000.

VAT

The property is not subject to VAT.

Legal Fees

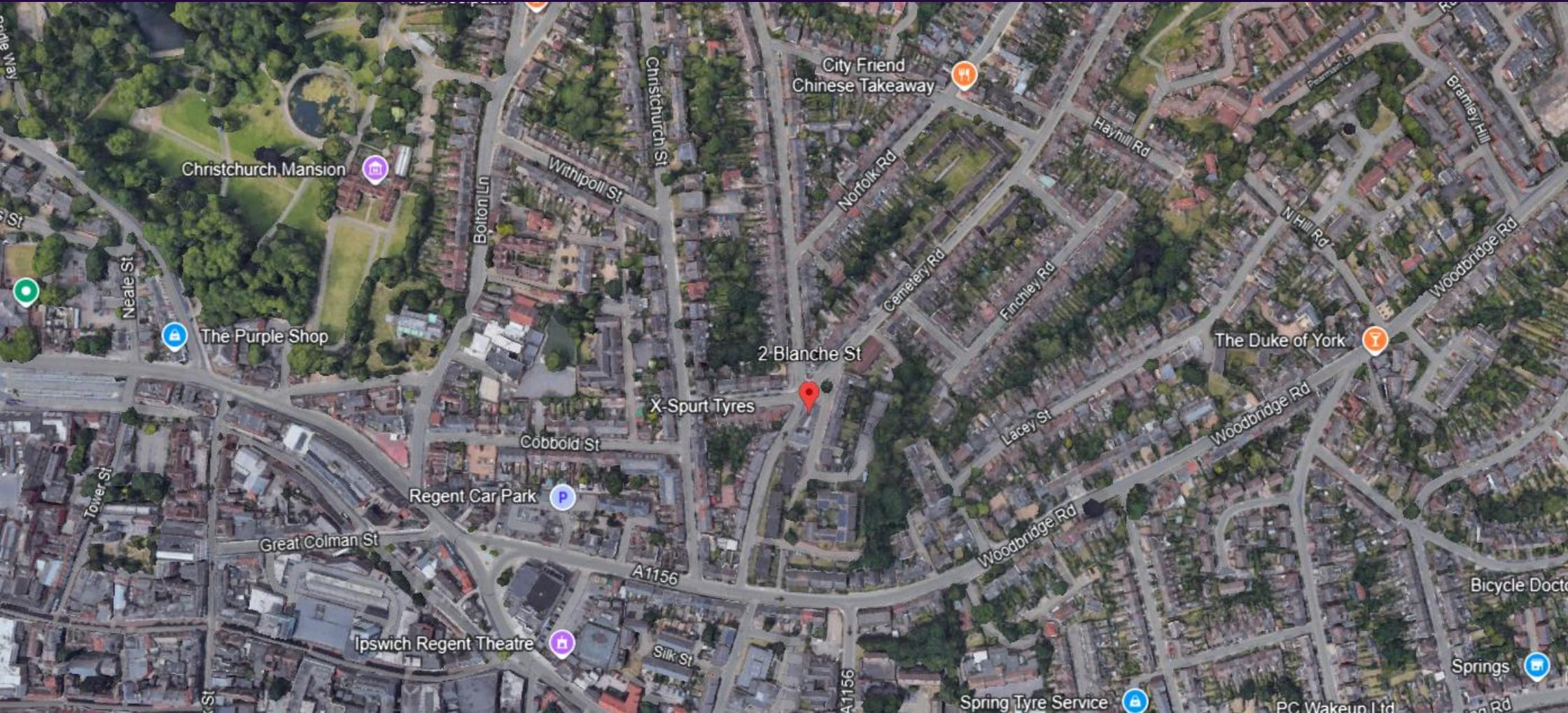
Each party is to bear their own legal costs throughout the course of any transaction.

EPC

The property has an EPC Rating of D99

Viewings

Strictly by prior appointment though agents Whybrow Chartered Surveyors



Maria Newman
m.newman@whybrow.net
01206 577667



Charntelle Goodyear
Charntelle.goodyear@whybrow.net
01206 577667

01206 577667 | info@whybrow.net | whybrow.net

Misrepresentation Act 1967

Whybrow & Dodds Ltd. for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessors and do not constitute part of an offer or contract, (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but their accuracy is not guaranteed and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them, (iii) no person in the employment of Whybrow & Dodds Ltd. Has any authority to make or give any representation or warranty in relation to this property. Whybrow & Dodds Ltd, 2 De Grey Square, De Grey Road, Colchester, Essex, CO4 5YQ. Registered in England No 2155295