

Retail Unit

Unit 29-30, Sailmakers Shopping Centre, Ipswich, IP1 3BB

First Floor: 2,036ft² (189.15m²)



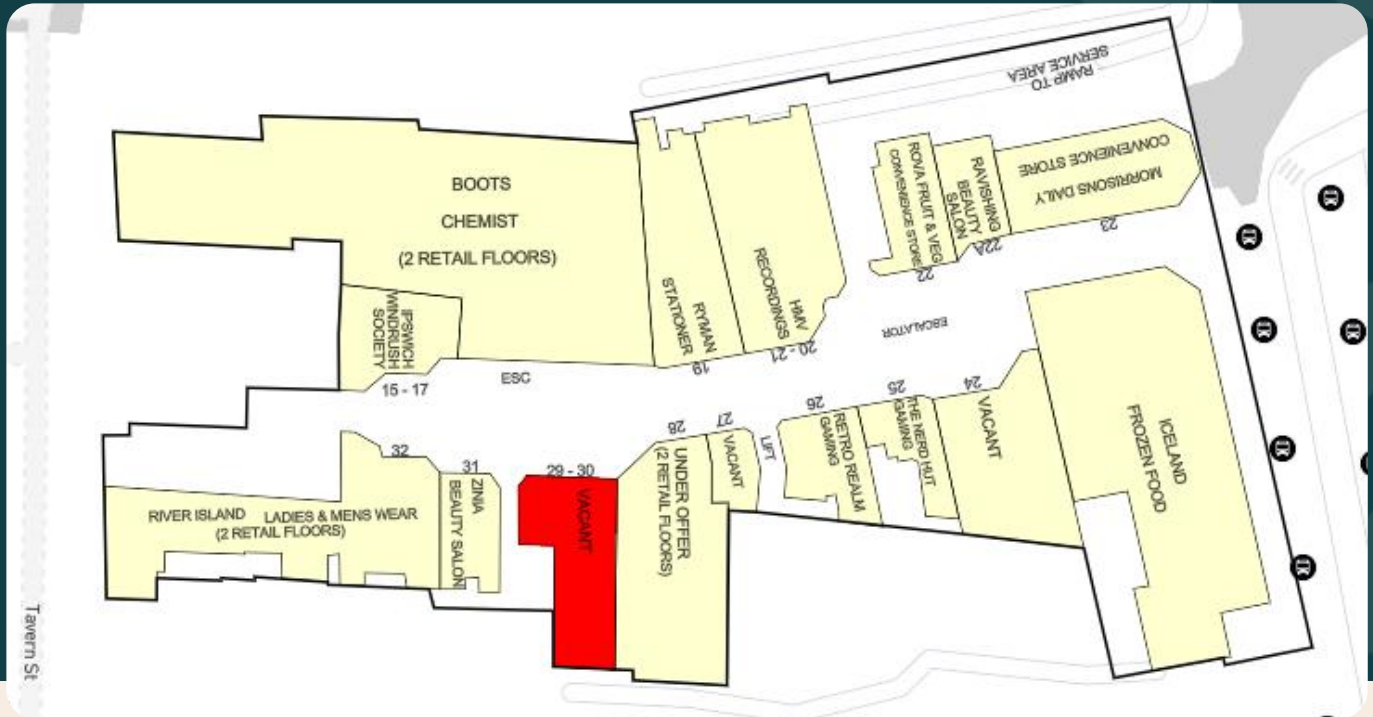
To Let



Cited
PROPERTY

cited.co.uk
0208 076 6666

Location



The unit occupies a first-floor pitch within Sailmakers Shopping Centre, a modern covered shopping centre extending to approximately 133,000 sq ft in the heart of Ipswich town centre. The scheme occupies a prominent position, providing a key pedestrian link between Tavern Street and Tower Ramparts Bus Station.

Sailmakers benefits from strong footfall, accommodating a broad mix of national and independent retailers, including **River Island**, **HMV**, **Boots**, **Poundland** and **Pandora**.

Ipswich is the largest town in Suffolk and serves as the county's administrative centre. It is one of East Anglia's principal retail destinations, with a catchment population of approximately 377,000 people and an estimated 3.5 million visitors annually.



[Click here](#) for Google map link



Accommodation

Hugely prominent first floor unit. The property has open plan ground floor sales area with ancillary storage and staff area.

The property comprises the following internal floor area:

Net Internal Areas	SQ FT	SQ M
First Floor	2,036	189.15

Rent

Quoting rent £20,000 per annum exclusive

VAT

VAT is applicable at the prevailing rate.

Terms

The premises is available by way of a new effectively full repairing and insuring lease for a term by agreement.

Service Charge

Service charge is payable on an apportioned basis. Payable towards communal maintenance of the building. It is estimated at £16,569 for the current year.

Business Rates

The premises is assessed as follows:

Ratable Value: £20,000

UBR (2026/2027): 0.382

Rates Payable: £7,640

This information is for guidance only and all parties are advised to check themselves with the local billing authority.

EPC Rating

An EPC has been commissioned and can be provided upon request.

Legal Costs

Each party to bear their costs in relation to the transaction.



Viewing

All viewings are strictly by prior appointment. For further information or arrangements to inspect please contact:

Oliver Marshall
oliver@cited.co.uk
07386 200076

Rosie Civil
rosie@cited.co.uk
07539 257338



Cited
PROPERTY

cited.co.uk
0208 076 6666