

UNIT 4 TO LET

PRIME SHOPPING CENTRE UNIT

190.64 m² (2,052 ft²)

- Prime positioned unit on the ground floor mall
- Adjacent to the escalators, close to Poundland, Baldwins and Subway
- A busy link between Tavern Street and Tower Ramparts Bus Station
- Rent: £20,000 pa exclusive
- Service Charge: £16,700 pa (current year estimate)
- Insurance: £643 pa (current year estimate)
- Rateable Value (From 1st April 2026): £17,750
- Rates Payable (2026/27): £6,781 approx.
- Planning: Use Class E
- EPC: Rating D
- VAT: applicable at the prevailing rate



Ellis Cullen

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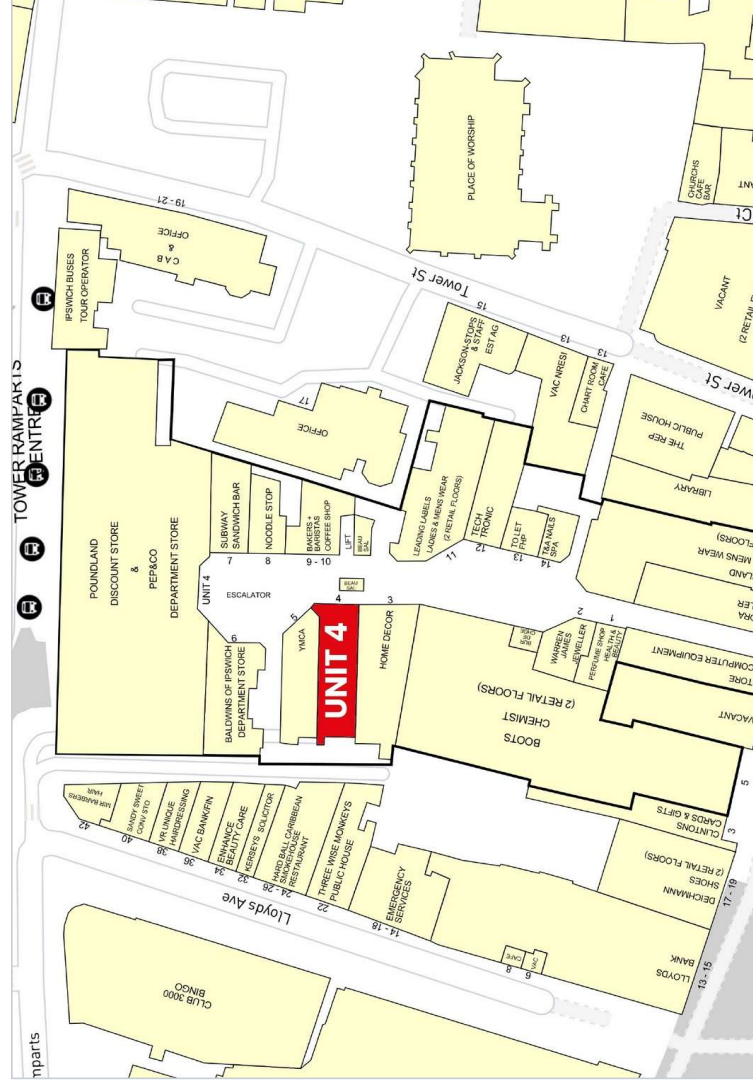
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sailmakersshopping.co.uk



LEASING OPPORTUNITIES

AT SAILMAKERS SHOPPING CENTRE

S
SAILMAKERS
IPSWICH

iStore

SAILMAKERS

SALE
DON'T
MISS OUT
UP TO
50% OFF

BAKERS +
BARISTAS

BALDWIN'S
Department Stores

Boots

hmv

Iceland

NOODLE STOP

Morrisons
Daily

PANDORA

poundland®

RIVER ISLAND

Ryman

SUBWAY®

THE
PERFUME
SHOP

WHY IPSWICH?

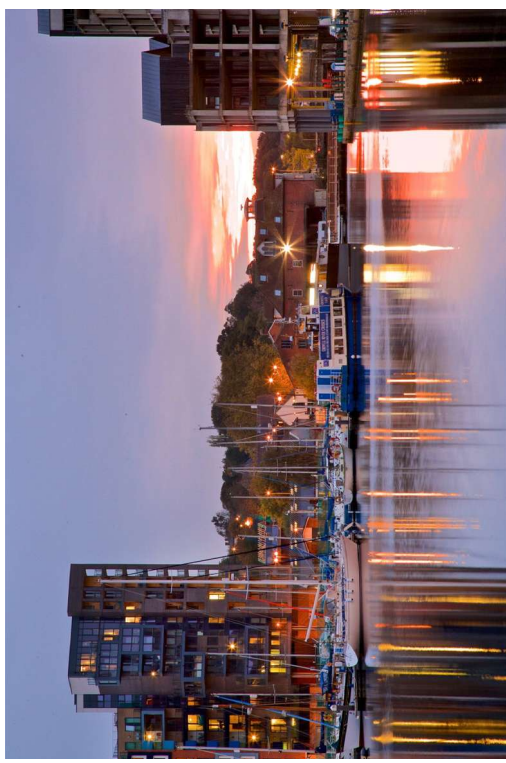
- **Strong Catchment Population**
Core population of approximately 140,000, with a wider retail catchment of 300,000+ people across Suffolk and beyond.
- **Major Employers**
Home to Willis Towers Watson, AXA and other leading finance, tech and insurance businesses.
- **University & Student Presence**
The University of Suffolk contributes a growing student population, boosting footfall for retail and leisure.
- **Tourism & Heritage**
A historic waterfront with cultural attractions, parks and a marina draws visitors year-round.
- **Ongoing Regeneration**
Active investment including an £8m Town Deal Regeneration Fund and a £5m waterfront scheme, driving new footfall and diversifying the town centre offer.
- **Premier League Football Returns**
Ipswich Town FC have secured promotion back to the Premier League for 2026–27. Portman Road (capacity 30,000+) is a five-minute walk from the town centre, generating significant match-day footfall.
- **Excellent Transport Links**
Well-connected via the A12 and A14, with direct rail to London (just over an hour), Norwich and Cambridge.

WHY SAILMAKERS?

- **Prime Town Centre Location**
Situated in the heart of Ipswich with direct access from pedestrianised Tavern Street and serving as a key thoroughfare to Tower Ramparts Bus Station.
- **Modern Retail Environment**
Originally built in 1986 and extensively refurbished in 2017, offering a contemporary covered shopping experience across 112,084 sq ft
- **Flexible Leasing**
Units from 500 sq ft to 20,000 sq ft available on short-term, flexible and long-term arrangements to suit all business needs.
- **Competitive Leasing Terms**
Attractive rental rates with potential business rates relief available for qualifying tenants.
- **Strong Transport Links**
Directly connected to Tower Ramparts Bus Station and adjacent to a 1,150-space multi-storey car park.
- **Use Class E**
Suitable for a wide range of retail, leisure, office and service uses under the flexible Use Class E classification.
- **Diverse Tenant Mix**
Home to River Island, Pandora, Morrisons, Ryman, Poundland, Iceland, HMV and many more national and local brands.



03 GALLERY



GROUND FLOOR MALL



UPPER GROUND MALL



CONTACT

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CENTRE
STAGE
LEASING

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LANDSWOOD

