

Prime Retail Unit

Unit 4 Sailmakers Shopping Centre, Ipswich, IP1 3BB

Ground Floor Sales: 2,052ft² (190.64 m²)



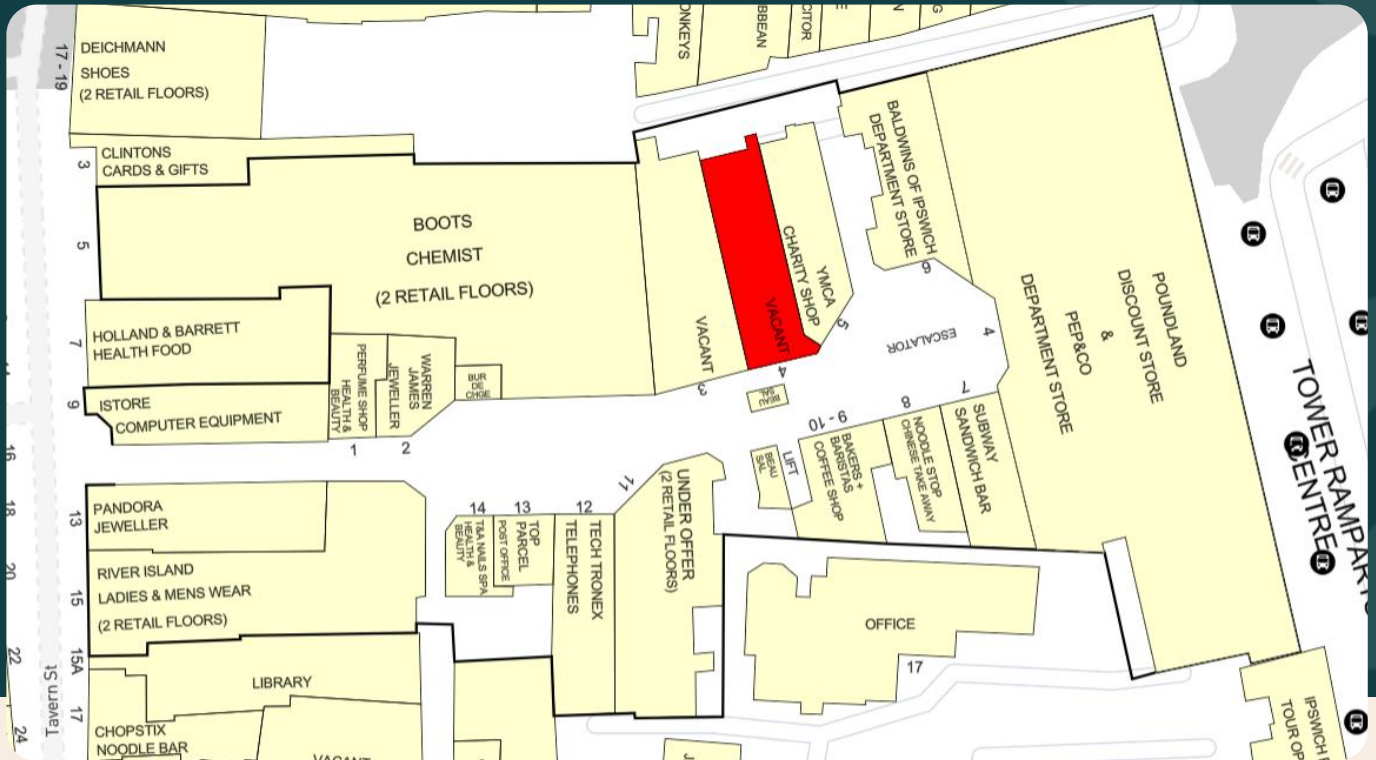
To Let



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Location



The property is located 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 and benefiting from strong footfall.

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.

Sailmakers accommodates a broad mix of national, regional and independent retailers, including **River Island**, **HMV**, **Boots** and **Pandora**.



Click [here](#) for
Google map link



Accommodation

The subject unit occupies a prime position on the ground floor mall and comprises an open-plan sales area.

The property provides the following approximate areas:

Net Internal Areas	SQ FT	SQ M
Ground Floor Sales	2,052	190.64

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 £16,700 for the current year.

Business Rates

The premises is assessed as follows:

Ratable Value: £17,750

UBR (2026/2027): 0.382

Rates Payable: £6,781

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 own costs in relation to the transaction.



Viewing

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

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