UNITS 11 & 28
TO LET

RETAIL / LEISURE UNIT

791.75 m² (8,522 ft²)

- Large unit trading over the ground and first floor malls
- Ground 3,429 | First 3,499 | Second (ancillary) 1,594 ft²
- A busy link between Tavern Street and Tower Ramparts Bus Station

- Rent: Upon application
- Service Charge: £57,977 pa (current year estimate)
- Insurance: £2,231 pa (current year estimate)
- Rateable Value (From 1st April 2026): £52,500
- Rates Payable (2026/27): £22,575 approx.
- Planning: Use Class E
- EPC: Rating B
- VAT: applicable at the prevailing rate

FHP

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ellis.cullen@fhp.co.uk

Cited PROPERTY

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07351 576 514
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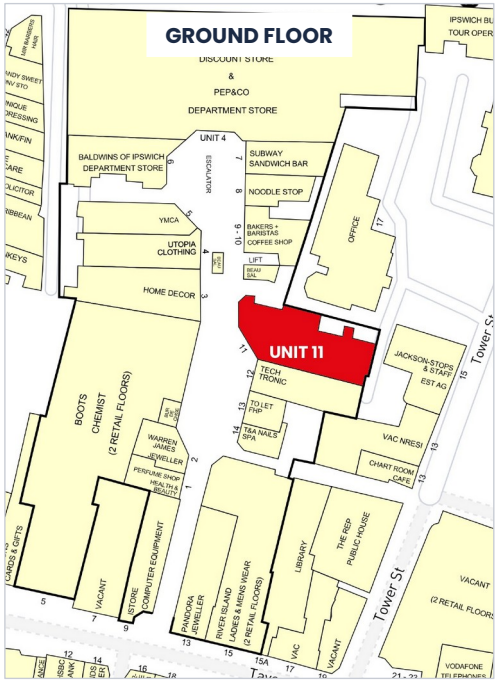
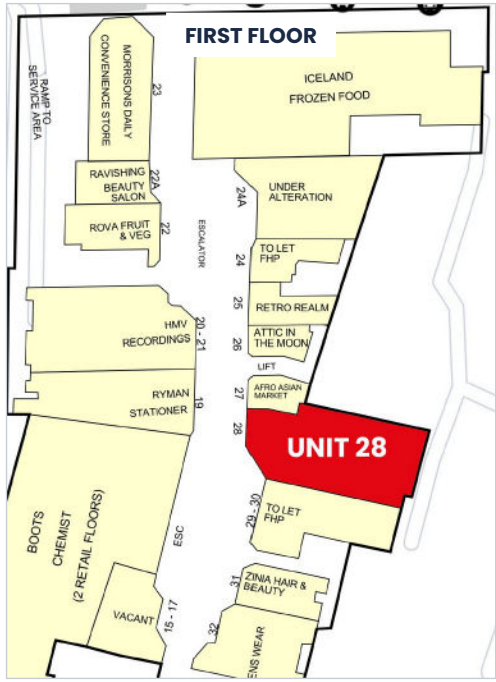
sailmakersshopping.co.uk







Ground and first floor mall plan – for identification purposes only. Source: Experian Goad © 2025 Experian. © Crown copyright and database rights 2025 AC0000807366.



LEASING OPPORTUNITIES

AT SAILMAKERS SHOPPING CENTRE

SAILMAKERS
IPSWICH

BAKERS + BARISTAS

BALDWINS 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









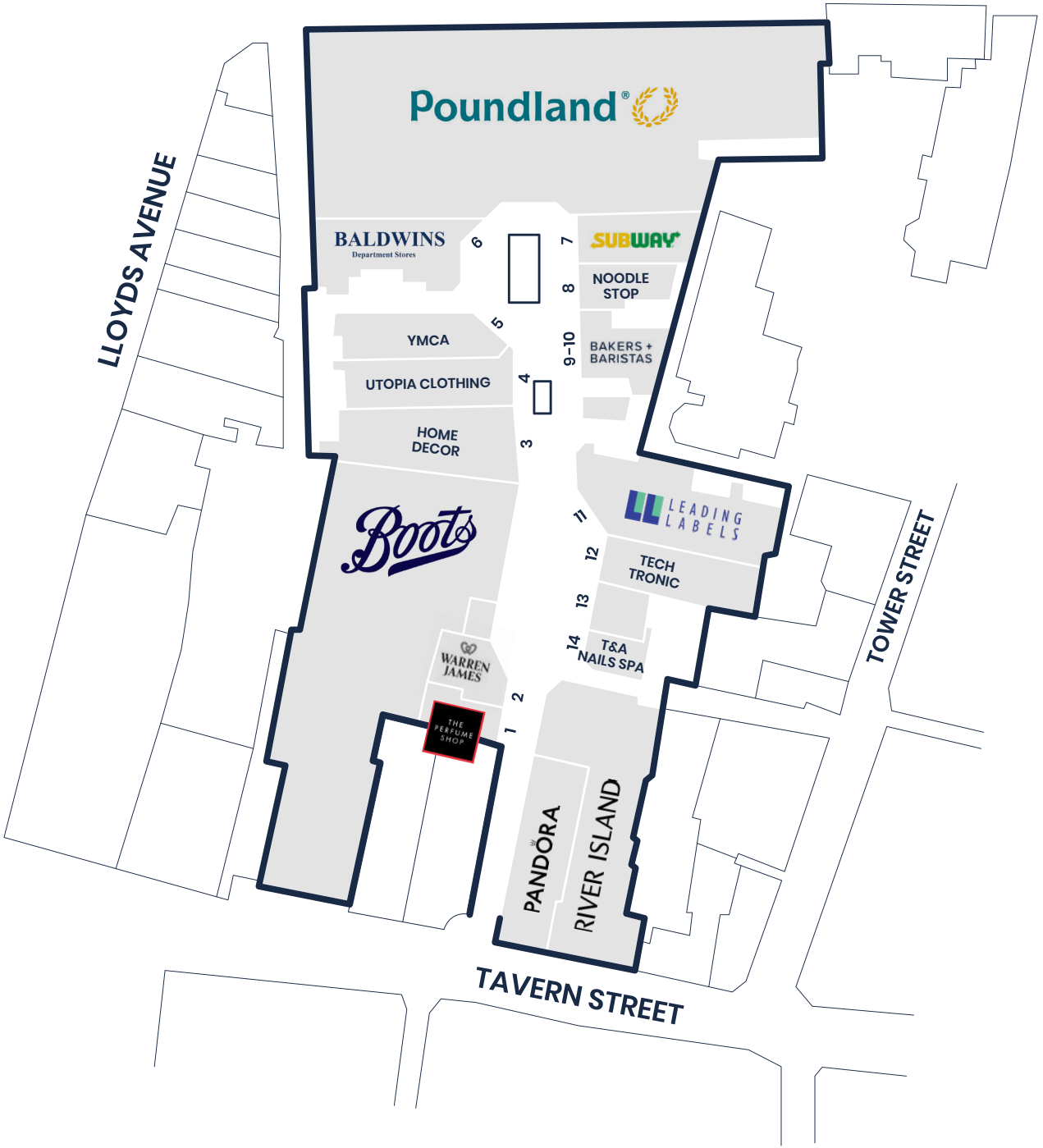




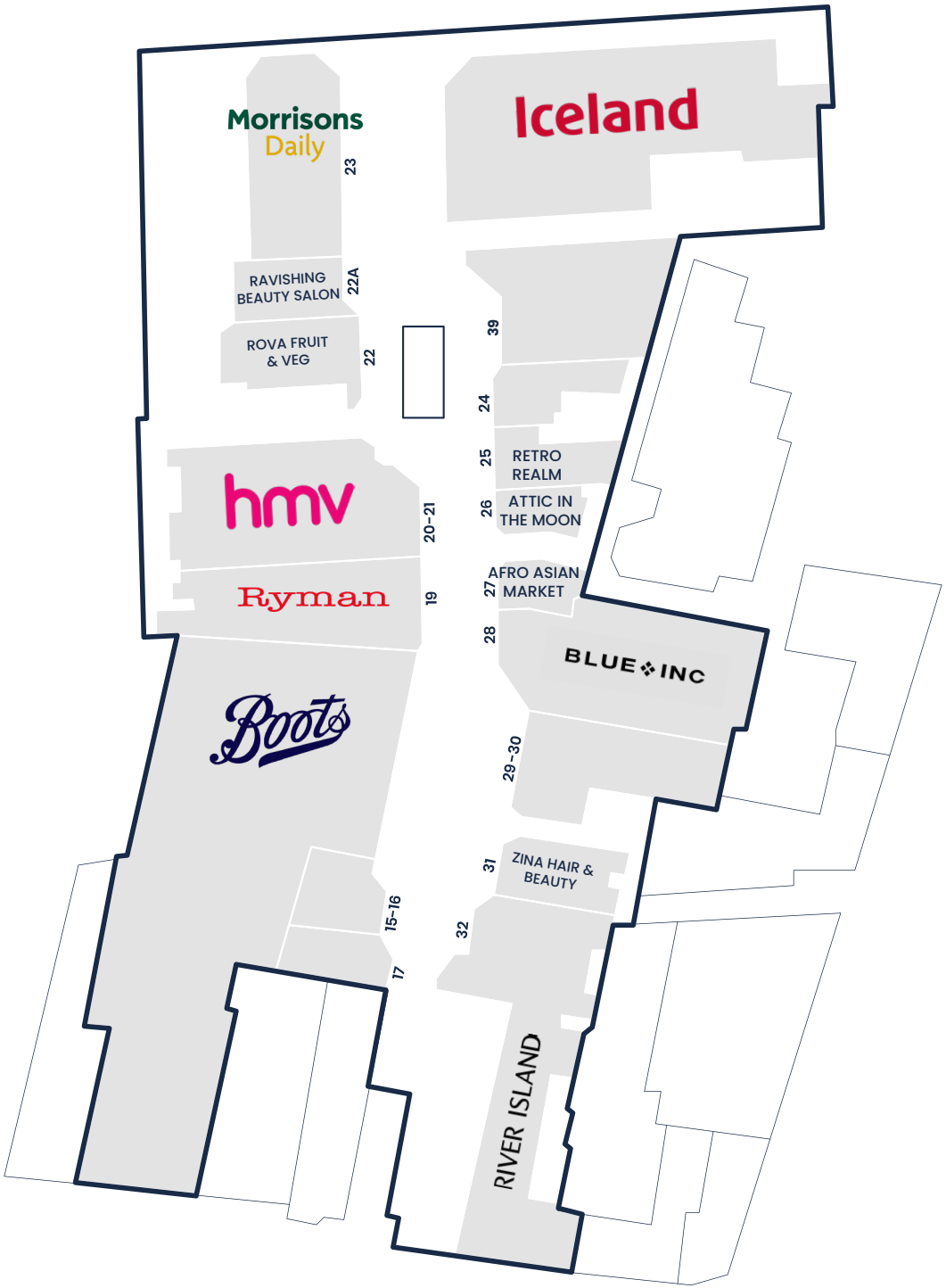




GROUND FLOOR MALL



UPPER GROUND MALL



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CENTRE STAGE LEASING

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