

**FOR SALE REDEVELOPMENT OPPORTUNITY**

**ELM HOUSE & ELM COURT, 25 ELM STREET,  
IPSWICH, IP1 2AD**

FRANCIS  
**DARRAH**  
Chartered Surveyors



Francis Darrah Chartered Surveyors  
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## SUMMARY

- Town Centre location
- Attractive Grade II listed period building, together with large four storey purpose built offices.
- Prior approval for conversion of purpose built office to 25 studios and flats.
- NIA 23,354 sq ft (2,169.64 sq m), GIA 26,614 sq ft (2,472.50 sq m) plus 18 Parking spaces

## LOCATION

Ipswich is the county town of Suffolk with a resident population of approximately 135,000.

The property is located in Elm Street, being part of the traditional professional district, although having seen a significant number of offices converted to residential premises in recent years. The property is accessed off Elm Street close to its junction with Museum Street and is shown edged red on the site plan for identification purposes only. The Cornhill and central retail district is within a 2 minute walk and the railway station and Waterfront within a 10 minute walk. The train journey to London (Liverpool Street) is approximately 1 hour 5 minutes.

## DESCRIPTION

Elm House comprises an attractive, two storey listed period building, linked to Elm Court, a four storey purpose built office to the rear.

Elm House was originally a 19<sup>th</sup> century house, of brick construction under a pitched slate roof, which has been sympathetically converted, to now provide reception, a suite of meeting rooms and other offices. The building is shown hatched blue on the site plan.

Elm Court was built in the mid-1970s and is believed to be of concrete frame construction with brick elevations under a flat roof. The premises are served by a separate entrance leading to stairs and lift to the upper floors, together with a rear enclosed fire escape staircase. The premises provide a mix of cellular and open plan offices with ancillary accommodation including kitchens, toilet facilities and strong room. The general specification includes suspended ceilings with recessed lighting, solid floors and perimeter trunking. The building benefits from Prior Approval for conversion to 25 studios and flats and is hatched red on the site plan.

The two buildings are joined by a single storey, flat roof link which extends along the northern boundary and merges into the ground floor of Elm Court, providing additional office accommodation.

## ACCOMMODATION

The premises provide the following approximate areas:

	NIA (sq ft)	NIA (sq m)	GIA (sq ft)	GIA (sq m)
<b>Elm House</b>	3,270	303.79	4,628	429.96
<b>Elm Court</b>	<u>19,084</u>	<u>1,587.14</u>	<u>21,986</u>	<u>2,042.55</u>
<b>Total</b>	<b>23,354</b>	<b>2,169.64</b>	<b>26,614</b>	<b>2,472.50</b>

N.B. For the purposes of calculating the net internal floor areas (NIA) it has been assumed that the majority of the internal masonry walls within Elm Court are not structural load bearing walls and could be removed. However this is to be confirmed.



### DEVELOPMENT POTENTIAL

Prior approval was granted on 18 February 2022 for the conversion of Elm Court to provide 25 studios, one bed and two bed flats, together with bicycle storage and additional ancillary residential accommodation (reference IP/21/00829/P3JPA).

Elm House is considered suitable for a variety of alternative business uses or further residential conversion, subject to planning.

### INFORMATION PACK

An information pack providing copies of the associated planning documents and floor plans is available upon request.

### TENURE

Freehold.

### RATEABLE VALUE

We understand from the Valuation Office Agency website that the property has a rating assessment of £114,000 with effect from 1 April 2017. Interested parties are advised to make their own enquiries.

### EPC

Elm House is Grade II Listed Building. The property has a energy rating of C rating. Further details are available upon request.

### VAT

The property is not elected for VAT. The sale will not be subject to VAT.

### PROPOSAL

Offers are invited in the region of **£1,395,000 (One million, Three Hundred and Ninety Five Thousand Pounds)** for the freehold of the property.

### ANTI MONEY LAUNDERING

In accordance with Anti Money Laundering Legislation, the purchaser will be required to provide proof of identity and address to the selling agents prior to solicitors being instructed.

### LEGAL COSTS

Each party to bear their own legal costs incurred in this transaction.

### VIEWING

Strictly by appointment through joint sole agents:

#### Francis Darrah Chartered Surveyors

Contact: Francis Darrah  
Tel: 01603 666630  
Email: [francis@fdarrah.co.uk](mailto:francis@fdarrah.co.uk)

#### Fenn Wright

Contact: Alistair Mitchell  
Tel: 01473 232701  
Email: [agm@fennwright.co.uk](mailto:agm@fennwright.co.uk)

### SUBJECT TO CONTRACT

April 2022





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