

For Sale By Informal Tender

Former public convenience building of 27sqm (290sq.ft) and site, located on Theatre Street, Woodbridge.

Guide Price
£100,000 Freehold
Ref: B240B/JG

Former WCs
Theatre Street
Woodbridge
Suffolk
IP12 4NE



A former public conveniences building situated in Woodbridge Town Centre.

Potential to redevelop the site, subject to planning and compliance with the proposed covenant.

Vacant possession upon completion.

Contact Us



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And The London Office
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Location

The property is situated on Theatre Street in the town of Woodbridge. Woodbridge is probably best known for its outstanding riverside setting, but also offers a good choice of schooling in both the state and private sectors and a wide variety of shops and restaurants. Recreational facilities include sailing on the River Deben, a number of well regarded local golf clubs, including Woodbridge Golf Club, which was founded in 1893, a cinema, as well as a wonderful network of footpaths. Woodbridge also benefits from rail links to Ipswich, where Inter City rail services to London’s Liverpool Street station take just over the hour.

Description

Former public conveniences of 27sq.m (290sq.ft) comprising ladies and gents toilets. The public conveniences were built in 1963 with brick, cavity brick walls and a boarded felted flat roof. The building benefits from uPVC double glazed windows. Internally the floors and walls are tiled and the ceiling is painted plasterboard.

To the front of the building is a grassed area with a Silver Birch tree. The pavement leading to the ladies toilet is subject to a right of way allowing access to an adjacent dwelling (23 Market Hill/ 1 Theatre Street) and there is a licence/wayleave that has been granted by the Town Council to the Galley Restaurant to allow them to access a small area for the storage of waste bins at the side of the ladies toilets.

Planning

We understand the property has planning permission for use as public toilets by virtue of its historic use. A planning application granted in 2023 ref: DC/24/0838/FUL, permits the change of use of the property to a commercial kitchen, office and store associated with 21 Market Hill, alongside the creation of two new public toilets facing Theatre Street. Please note this planning application was submitted by a neighbouring landowner and could not practically be implemented by a third party in our opinion. Therefore, it is likely a new planning application will be required in this case.

Tender Process & Covenant

Woodbridge Town Council (the Seller) has agreed to offer the property for sale by Informal Tender.

The Seller recognises the importance of public toilets on the Market Hill and therefore covenants upon the purchaser the provision of public toilets must be provided on the site in perpetuity. The covenant states:-

- The toilet(s) are to be provided by the purchaser within 2 years of the date of the sale.
- The maintenance and upkeep of the toilet(s) are to be to responsibility of the purchaser.
- The toilet(s) are to be available to the public 7 days a week from the hours of 8am to 6pm.

The Seller recognises that the purchaser may not wish to use the existing toilet block in its totality to comply with the covenant and welcomes submissions from interested parties with proposals as to how public toilets could be made available as part of the wider redevelopment of the site.

Tenders are to be submitted on the approved form and delivered to Clarke and Simpson offices or sent via email to jglover@clarkeandsimpson.co.uk. Tenders must arrive no later than 12 noon on 25th August 2025 with the envelope or email subject marked “Former WCs, Theatre Street, Woodbridge”. The Seller will evaluate returns after the closing date, and a formal decision on whom to sell the property will be made at a meeting of the Town Council. The Seller is in no way bound to accept any or the highest tender.

Services

We understand mains water, electricity and foul drainage are connected to the site.

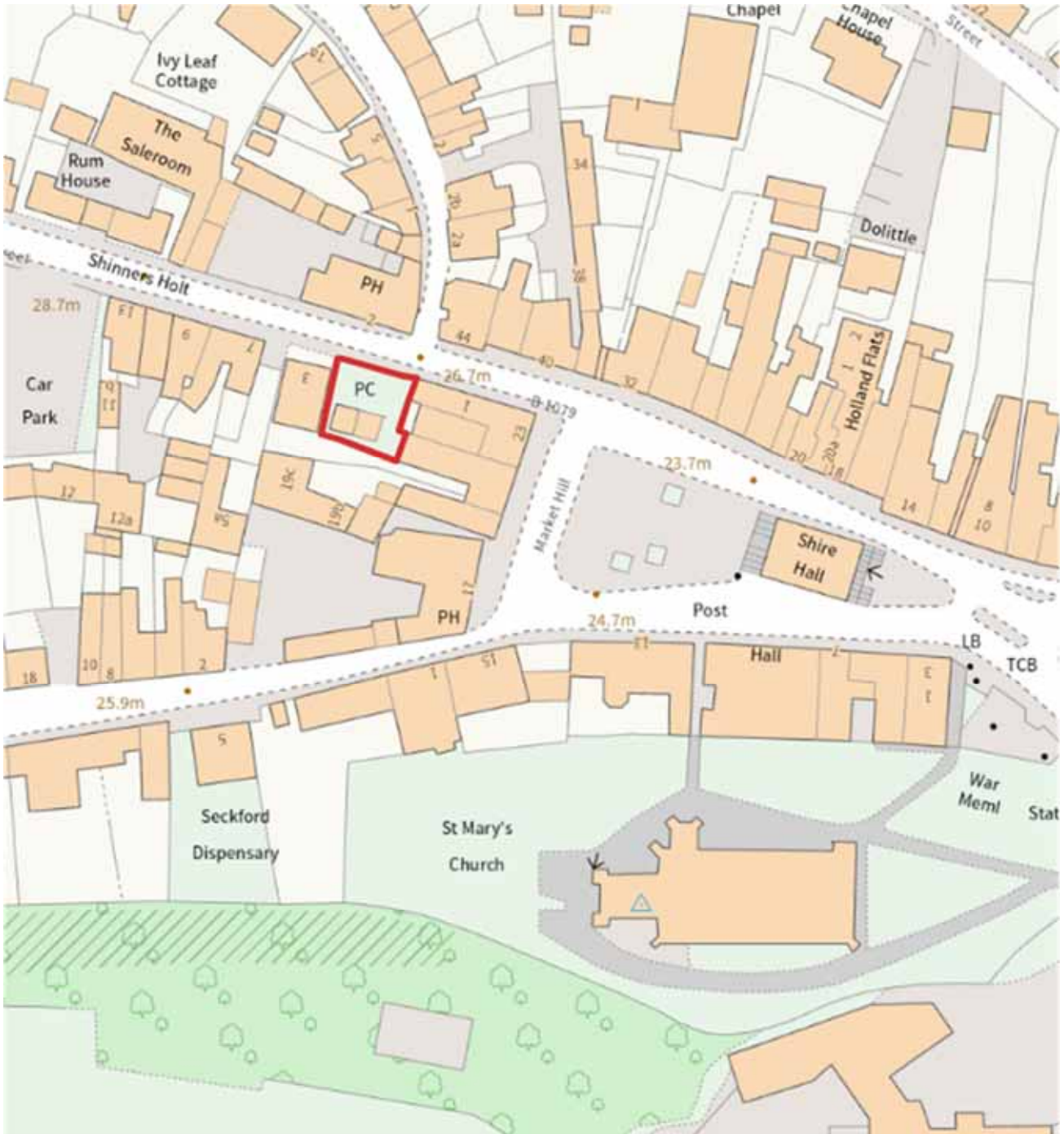
Energy Performance Certificate (EPC)	Rateable Value	Local Authority
Not Applicable.	£2,000.	East Suffolk Council.

Viewing

Strictly by appointment with Clarke and Simpson.



Site Plan - Indicative Only



NOTES

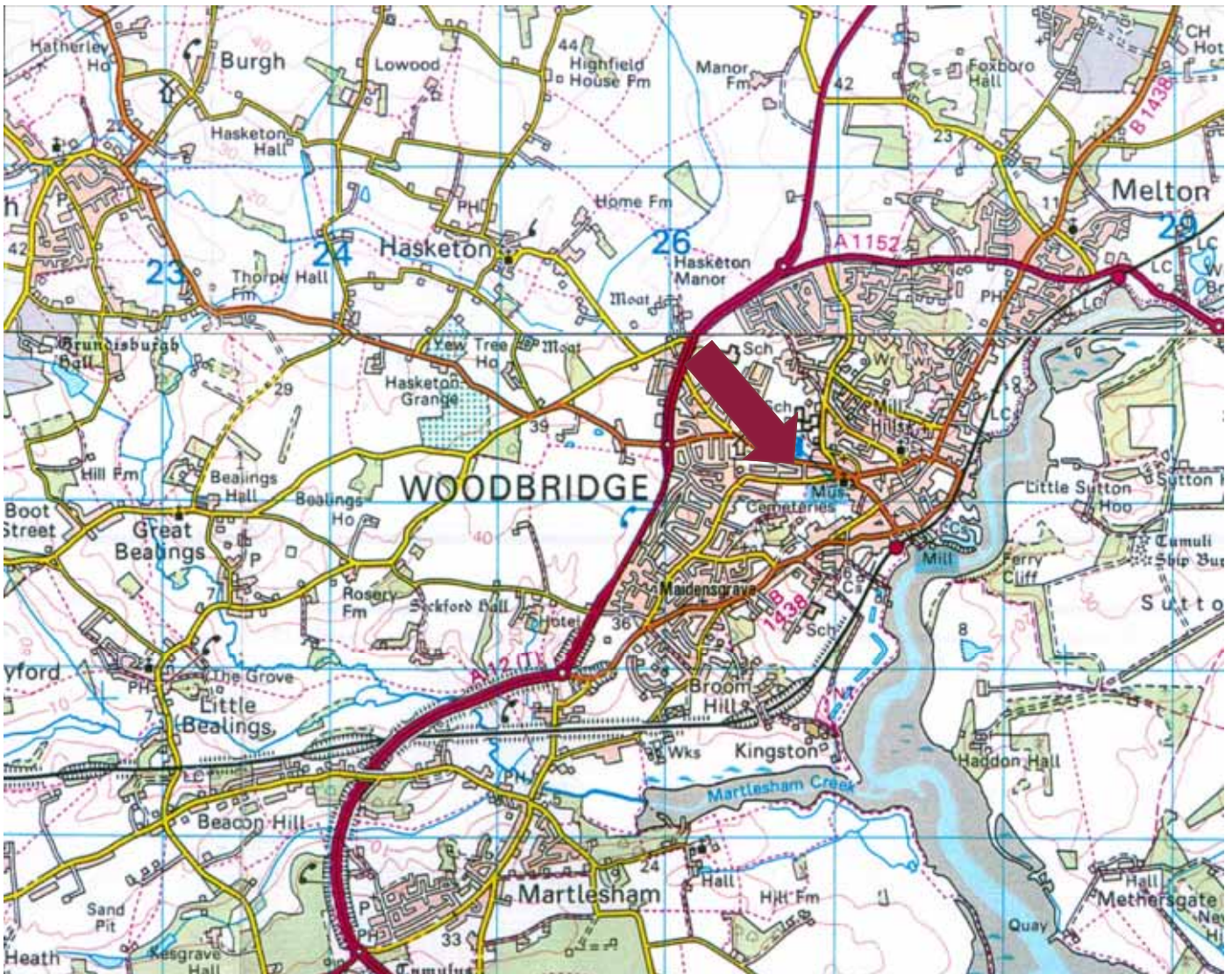
1. Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included. No guarantee can be given that any planning permission or listed building consent or building regulations have been applied for or approved. The agents have not been made aware of any covenants or restrictions that may impact the property, unless stated otherwise. Any site plans used in the particulars are indicative only and buyers should rely on the Land Registry/transfer plan.
2. The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 require all Estate Agents to obtain sellers' and buyers' identity.

June 2025

Directions

From Woodbridge Town Hall (Shire Hall) head west on Theatre Street where the property will be found after a short distance on the left hand side, opposite the T-junction to Angel Lane.

For those using the What3Words app: [///storm.sizes.leaky](https://www.what3words.com/storm.sizes.leaky)



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