

*Extensive Retail Premises with  
Wine bar/Restaurant potential,  
subject to planning.*

TO LET  
£13,500 PAX  
Ref: B011D/RB

The Old Unicorn  
Orwell Place  
Ipswich  
IP4 1BB



Modern Open Plan Space

Extensive Basement

New Lease

Available from June 2025

Contact Us



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## Location

The premises forms part of the former Unicorn Hotel located at the junction of Orwell Place and Foundation Street in close proximity to ample public car parking and specialist retailers.

## Description

The premises comprises extensive ground floor retail shop premises with return frontage largely laid out on an open plan basis with good quality, basement storage. The premises formerly had planning permission for a wine bar and restaurant but this consent was never implemented.

The accommodation extends to 2168 square feet (201.4 square metres) in all and comprises

	Sqm	Sq. ft
Ground Sales Area	107.81	1160
Kitchen	10.04	108
Basement	83.64	900
Total Area Approx	201.4	2,168

## Services

All mains services are connected.

## Rateable Value/Business Rates

Current Rateable Value—£8,800. Qualifying occupiers may be eligible for small business rates relief—please check with Ipswich Borough Council.

## EPC

Rating = C(68).

## Service Charge

Further details on application. The outside has just been completely redecorated.

## Planning

Currently assumed to be Class E (Retail) with previous permission for wine bar and restaurant.

## Terms

The premises are available from June 2025 to let on a new internal repairing lease at terms to be agreed at a rental of £13,500 pax.

## Insurance

Buildings insurance is arranged by the Landlord and recharged to the Tenant based on floor area (45.5%) or total premium. The Tenant is responsible for their own contents insurance.

## Legal Fees

A legal fee deposit may be required.

## Local Authority

Ipswich Borough Council

## Viewing

By prior appointment through sole agents Clarke & Simpson; 01728 724200





## 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.

3. Photos are historic.

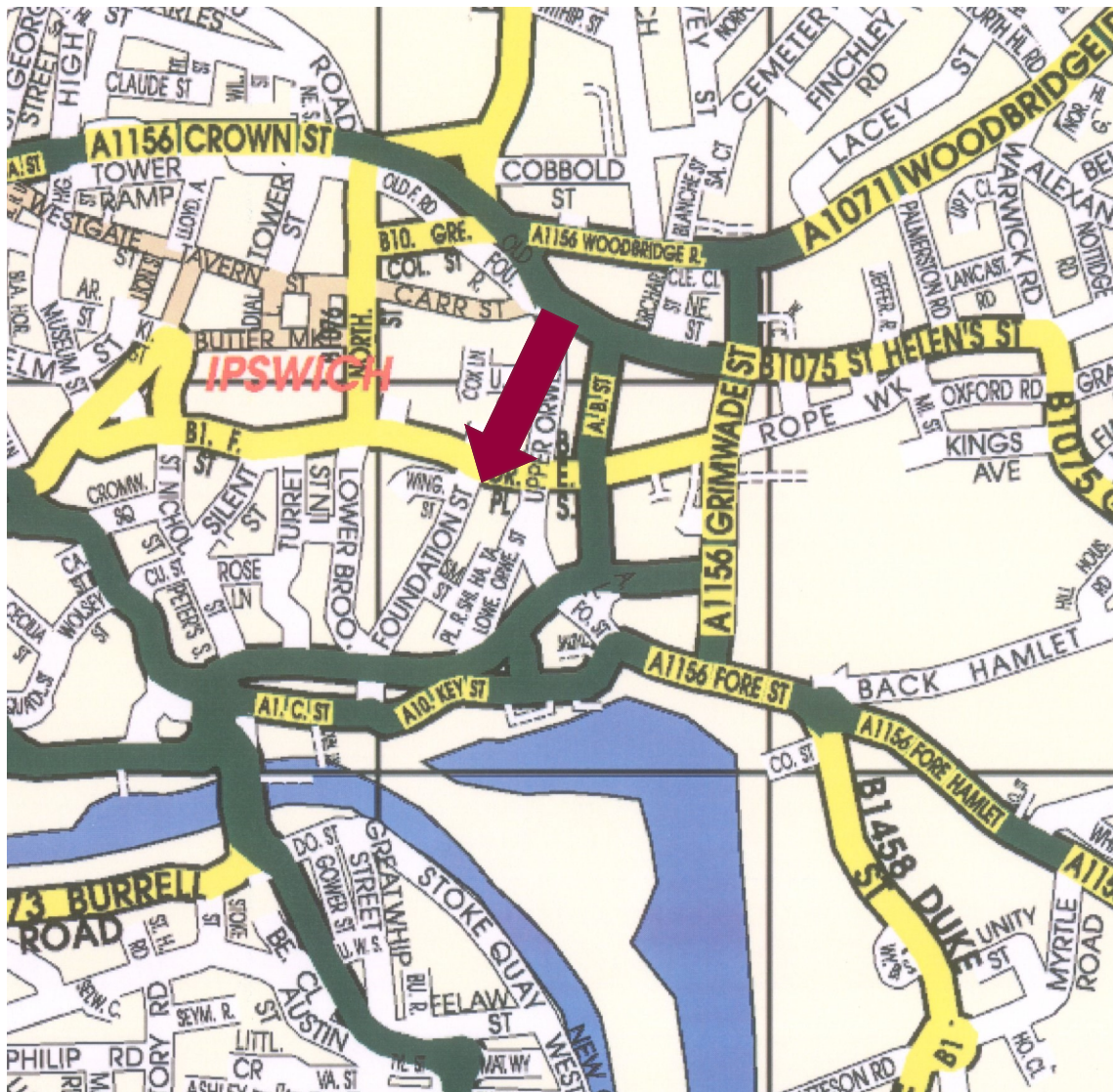
*January 2025*



## Directions

From the NCP in Foundation Street, proceed north towards the town centre to join Orwell Place. The Old Unicorn is immediately on your right hand side.

For those using the What3Words app: [///kicked.avoid.candy](http://kicked.avoid.candy)



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