

Unit 37 Sailmakers Shopping Centre | Ipswich | IP1 3BB

Prime retail/leisure shopping centre unit

(Subject to Vacant Possession)

Ground floor sales
1,971.22m² (21,218ft²)

- Prime position unit
- Modern and well-maintained shopping centre
- Available as a whole or can be split
- Eclectic mix of national, regional and independent tenants close by including **River Island, Iceland, Boots, Chopstix** and **Bakers and Baristas**
- Rent on application



TO LET



Location



Gallery



Contact



Location

Ipswich is the largest town in Suffolk and the administrative centre of the county. It is also considered one of the most important shopping destinations in East Anglia. The town has a catchment population of approximately 377,000, of which 32% falls within the ACORN group profiles of Executive Wealth, Mature Money, and Countryside Communities, more than the national average. Ipswich is also a popular tourist destination, attracting an estimated 3.5 million visitors per year.

Sailmakers Shopping Centre is a 133,000ft² covered, modern shopping centre and is the town's principal retail-led scheme. The centre is modern and well maintained and is located in the very heart of Ipswich, providing a busy pedestrian link between Tavern Street and the Tower Ramparts Bus Station. Sailmakers is home to an eclectic mix of national, regional, and independent retailers, including River Island, HMV, Boots, and Chopstix to name a few.

The Property

The unit occupies a prime position within the ground floor mall and provides a large open-plan sales area, together with storage and staff facilities.

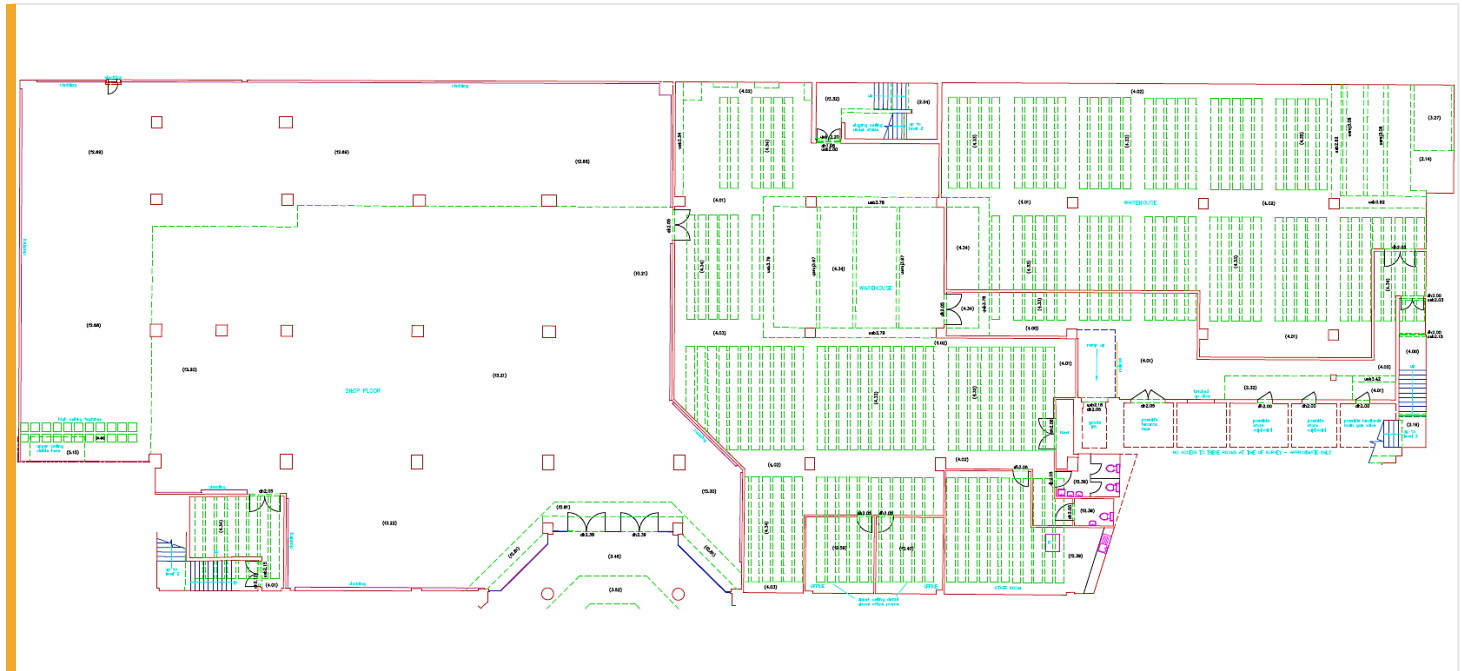
Accommodation

The property provides the following approximate areas:-

Description	m ²	ft ²
Ground floor sales	1,971.22	21,218

(These measurements are given for information purposes only.)





Unit 37 Floor Plan



Lease Terms

The property is available to let by way of a new effectively full repairing and insuring lease for a term of years to be agreed.

Rent

On application.

Service charge

The service charge is applicable on an apportioned basis, the estimated service charge for the current year is £172,677.37.

Planning

The property falls within **Use Class E** and can therefore be used for the following uses; retail shop, financial & professional services, café or restaurant, office use, clinic, health centre and gym.

This information is for guidance only and all parties should check themselves with the local planning authority.

Business Rates

We understand from the Valuation Office Agency that the property is assessed as follows:

Rateable Value from 1st April 2026: £87,500

From 1st April 2026 rates payable for qualifying retail, hospitality and leisure (RHL) businesses is based on a multiplier of: 43.0p. This information is for guidance only and all parties should check themselves with the local billing authority.



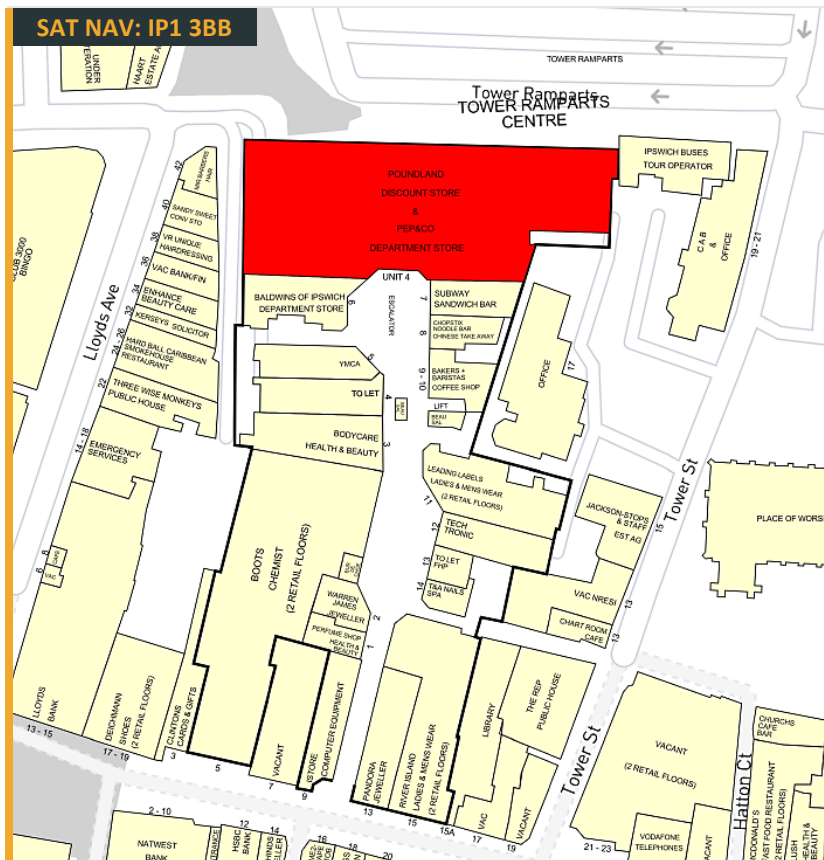
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VAT

VAT is applicable at the prevailing rate.

Legal Costs

Each party will bear their own legal costs incurred.

EPC

A copy of the Energy Performance Certificate is available upon request.

Further Information

For further information or to arrange a viewing please call or click on the emails or website below:-

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12/01/2026

Please click [here](#) to read our "Property Misdescriptions Act". E&OE.