

# UNIT 4 TO LET

## PRIME SHOPPING CENTRE UNIT

**190.60m<sup>2</sup> (2,052ft<sup>2</sup>)**

- Prime positioned unit on the ground floor mall
- A busy link between Tavern Street and Tower Ramparts Bus Station
- Close to Poundland, Boots and Bodycare
- Full business rates relief for qualifying businesses
- Rent: £35,000 pa excl. Service Charge
- Planning: Use Class E
- Rateable Value (From 1<sup>st</sup> April 2026): £17,750
- EPC: available on request
- VAT: applicable at the prevailing rate

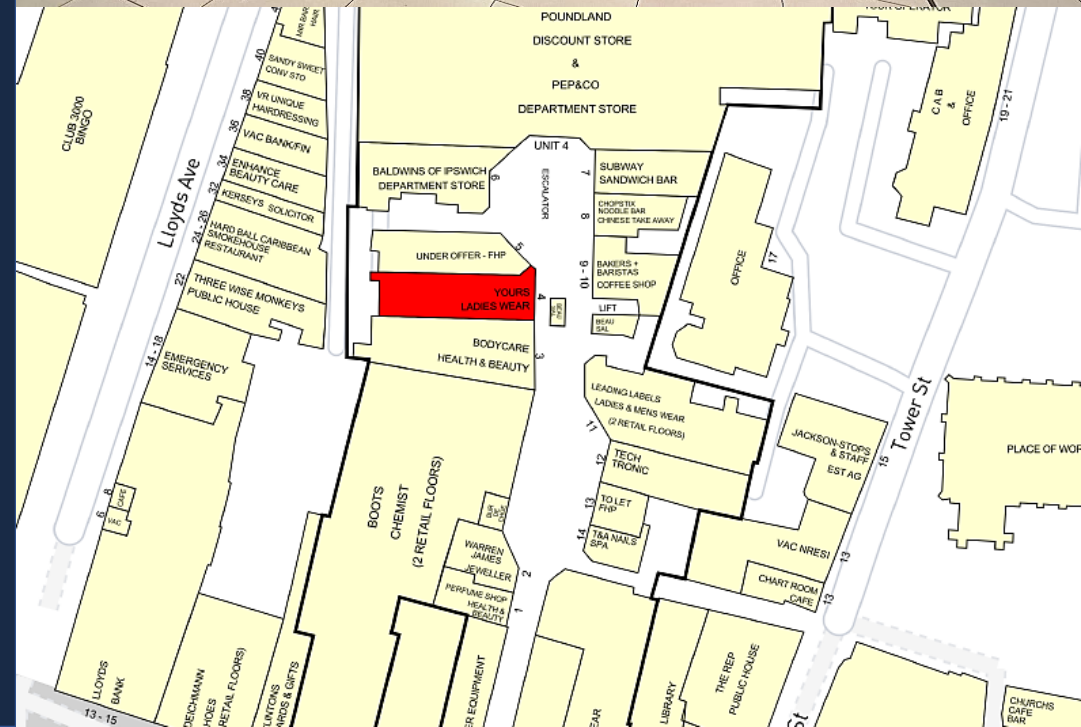


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sailmakersshopping.co.uk



# LEASING OPPORTUNITIES

## AT SAILMAKERS SHOPPING CENTRE

**S**  
**SAILMAKERS**  
IPSWICH



BAKERS +  
BARISTAS

BALDWIN'S  
Department Stores



BLUE ♦ INC



bodycare



hmv

Iceland



Morrisons  
Daily



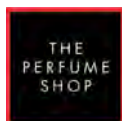
PANDORA

Poundland®

RIVER ISLAND

Ryman

SUBWAY



YOURS  
QUEEN OF CURVES

## IPSWICH

- **Strong Catchment Population:** Ipswich has a core population of over 130,000, with a wider retail catchment of 300,000+ people, ensuring a strong customer base.
- **Growing Economy:** As Suffolk's county town, Ipswich is a key commercial and economic hub, attracting businesses, professionals, tourists and shoppers alike.
- **Excellent Transport Links:** Well-connected by road via the A12 and A14, with direct rail links to London (just over an hour), Norwich, and Cambridge, making it accessible for customers and staff.
- **Thriving Retail Scene:** Home to major national, regional and independent retailers.
- **University and Student Presence:** The University of Suffolk and local colleges contribute to a growing student population, boosting footfall for retail, leisure, and hospitality businesses.
- **Major Employers & Business Growth:** Ipswich hosts key employers in finance, tech, and insurance (including Willis Towers Watson and AXA), ensuring a strong working population with disposable income.
- **Tourism and Heritage Appeal:** A historic waterfront town with cultural attractions, parks, and a marina, drawing visitors year-round and supporting retail and leisure demand.
- **Strong Footfall in Key Locations:** Shopping centres and pedestrianised areas like Tavern Street and Cornhill offer high footfall, providing excellent opportunities for retailers to thrive.
- **Ongoing Regeneration & Investment:** Significant development projects in the town centre and waterfront area are enhancing Ipswich's appeal as a retail and leisure destination.
- **Ipswich Town Football Club** is in the premier league with attendance of up to 30,000 on match days. Portman Road Stadium is only five minute walk from the town centre.

BAKERS +  
BARISTAS

BALDWIN'S  
Department Stores



BLUE ♦ INC

Boots

bodycare

CHOPSTIX  
NOODLE BAR

hmv

Iceland

LEADING  
LABELS

Morrisons  
Daily

THE  
NERD  
HUT

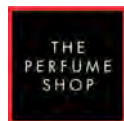
PANDORA

Poundland®

RIVER ISLAND

Ryman

SUBWAY®



YOURS  
QUEEN OF CURVES

# SAILMAKERS

- **Vibrant Shopping Destination:** Sailmakers Shopping Centre is an integral part of Ipswich's retail landscape, offering a vibrant and diverse environment for both retailers and shoppers.
- **Prime Town Centre Location:** Situated in the heart of Ipswich, Sailmakers Shopping Centre offers direct access from the pedestrianised Tavern Street and serves as a key thoroughfare between the town centre and the Tower Ramparts Bus Station.
- **Modern Retail Environment:** Originally built in 1986 and extensively refurbished in 2017, the centre provides a contemporary shopping experience with 112,084 square feet of covered retail and leisure space.
- **Diverse Tenant Mix:** Home to a variety of national and local retailers, including River Island, Pandora, Morrisons, Ryman, Poundland, Iceland, and HMV, offering a broad appeal to shoppers.
- **Ideal for a Range of Uses:** With Use Class E classification.
- **Flexible Retail Spaces Available:** Units ranging from 500ft<sup>2</sup> to 3,500ft<sup>2</sup> are currently available, with options for short-term and flexible leasing arrangements and long term options to suit various business needs.
- **Strong Transport Links:** Directly connected to the Tower Ramparts Bus Station and in close proximity to a 1,150-space multi-storey car park, ensuring convenient access for both shoppers and staff.
- **Competitive Leasing Terms:** Attractive rental rates, with potential business rates relief for qualifying tenants.
- **Promotional Space and Retail Merchandising Opportunities:** Exciting commercial opportunities, for new and established mall retailers and promoters, are available at Sailmakers Shopping Centre. There are a number of areas with excellent visibility within the mall that are available and provide a great stage for both national and local businesses to promote their services and products.



sailmakersshopping.co.uk





# 04 GALLERY



# 05 LOWER GROUND MALL





# 06 UPPER GROUND MALL



# 07 CONTACT

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**CENTRE  
STAGE  
LEASING**

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