

UNIT 4 TO LET

PRIME SHOPPING CENTRE UNIT

190.60m² (2,052ft²)

- 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
- Rent: £35,000 pa excl. Service Charge
- Planning: Use Class E
- Rateable Value: £17,750
- EPC: available on request
- VAT: applicable at the prevailing rate

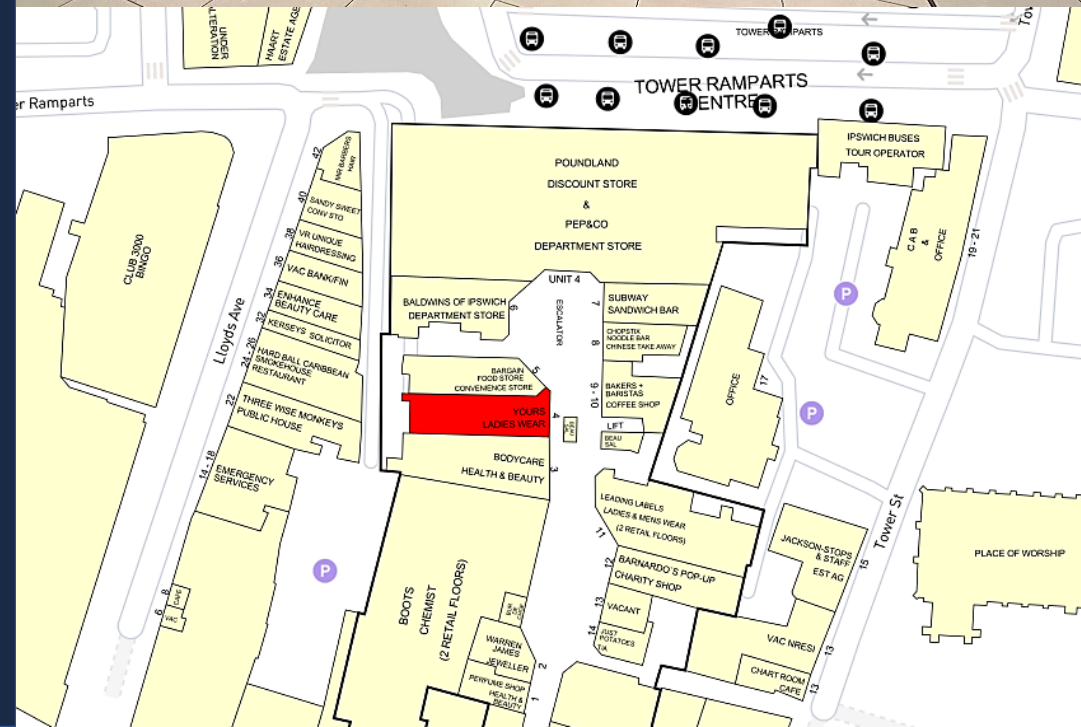


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LEASING OPPORTUNITIES

AT SAILMAKERS SHOPPING CENTRE

S
SAILMAKERS
IPSWICH

BAKERS +
BARISTAS

BALDWIN'S
Department Stores



BLUE ♦ INC



bodycare



hmv

Iceland



Morrisons
Daily



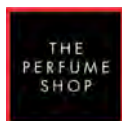
PANDORA

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

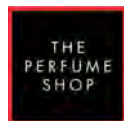
PANDORA

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 500ft² to 3,500ft² 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.



04 GALLERY



05 LOWER GROUND MALL



06 UPPER GROUND MALL



07 CONTACT

For all leasing enquiries please contact:



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STAGE
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