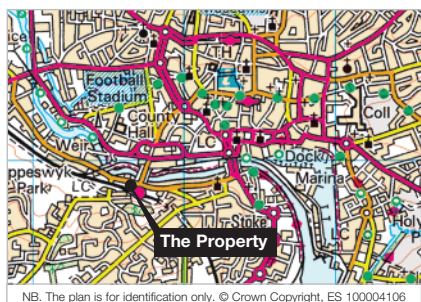


Ipswich Site at Ranelagh Road Suffolk IP2 0AD

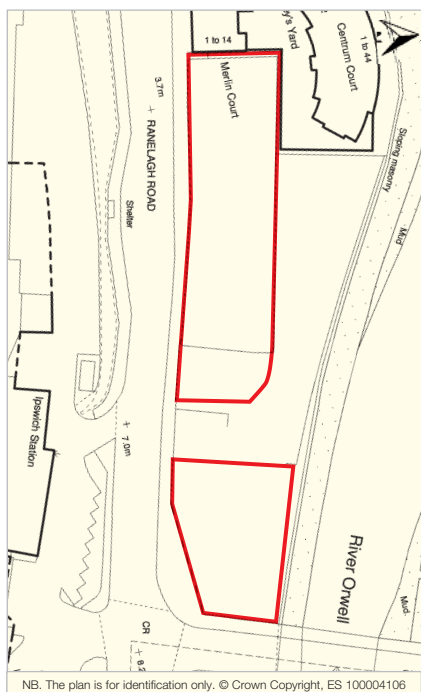
- **Freehold Development Site**
- Comprises 0.7 acres of riverside site
- Situated opposite the railway station
- Benefits from consent for a 106 bedroom hotel
- Let to RCP Parking Ltd
- Current Rent Reserved

£21,000 pa

**On the Instructions of
Mortgagees in Possession**



NB. The plan is for identification only. © Crown Copyright, ES 100004106



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Tenure

Freehold.

Location

Ipswich, the county town of Suffolk, is situated on the River Orwell some 75 miles north-east of London at the junction of the A12 and A14 trunk roads, serves a population of some 130,000 and includes the University of Suffolk. The road communications are supplemented by rail links to London and East Anglia, whilst the busy port facilities at both Felixstowe and Harwich are close by.

The property is situated on the banks of the River Orwell, with frontage to both Ranelagh Road and Princess Street, opposite the station.

The site is within walking distance of the city centre, university campus, Neptune Marina and Ipswich Town FC.

Description

The property comprises two sites, with access from Ranelagh Road, presently used as a car park with 57 spaces. All mains services have been connected historically. The overall area is 0.7 acres in total.

The property provides the following accommodation and dimensions:

Site Area 0.28 Hectares (0.7 Acres)

Tenancy

The entire property is at present let to RCP Parking Ltd for a term of 18 months from 25th March 2012 at a current rent of £21,000 per annum. The tenants are holding over on a monthly basis.

Tenant Information

RCP Parking operate 85 car parks across the UK.
Website Address: www.rcparking.com

Development

The site has full planning permission for a 106 bedroom hotel, granted on 21st December 2012 (Council Reference IP/12/00771/FUL).

VAT

VAT is not applicable to this lot.

Documents

The legal pack will be available from the website www.allsop.co.uk

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

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