



Chantry Bowls Pavilion
Chantry Park, Ipswich, Suffolk, IP2 0BS

To Let - £850 per calendar month

**LACY SCOTT
& KNIGHT**

est. 1869

Chartered Surveyors | Land & Estate Agents | Auctioneers & Valuers

Chantry Bowls Pavilion

Chantry Park | Ipswich | Suffolk | IP2 0BS

Ipswich Town Centre approx. 2.0 miles, A14 (J54) 2.8 miles

Bowls Pavilion in Chantry Park with expired consent for café/tearoom (Use Class Eb). Gross Internal Area extending to approx. 66.82 sqm (719 sqft).

LOCATION

The Bowls Pavilion is located within Chantry Park on the western edge of Ipswich. Chantry Park has Grade II listed Chantry Mansion, historic formal gardens, parkland, new children's play area and car parking totalling 124 acres.

DESCRIPTION

The premises is a single storey bowls pavilion comprising of an open plan space, kitchen, storeroom and two WC's. The open plan space benefits from two full height windows, two French Doors, electric security roller shutters, strip lighting and carpet floor. Outside there is a covered patio area and former bowls green included in the lease. The total site area is approx. 0.49 acres.

RENT AND AVAILABILITY

Chantry Bowls Pavilion £10,200 per annum Available.

LEASE TERMS

The property is available on a new lease.

DEPOSIT

Three months' rent.

VAT

No VAT.

SERVICES

Mains water, drainage and electricity. We have not tested any of the services or appliances.



ENERGY PERFORMANCE CERTIFICATE (EPC)

Energy rating: 'A' (25)

LOCAL AUTHORITY

Ipswich Borough Council, Grafton House,
15-17 Russell Road, Ipswich IP1 2DE. Tel: 01473 432 000

BUSINESS RATES

Rateable Value: £2,275 per annum

Payable Rates: £1,135.23 RV 2023

The rates payable are based on the current UBR of £0.499. Small business rates relief may be available providing up to 100% exemption. All interested parties should make their own enquiries with Ipswich Borough Council regarding their rates liability.

PLANNING

Chantry Bowls Pavilion had planning permission for Change of use from bowls pavilion (Use class F2b) to café/tearoom (Use class Eb) with infill beneath existing canopy fenestration changes to east elevation and use of part of disused bowling green for informal seating area under application reference IP/21/01307/FUL, granted on 15th February 2022. The permission has a planning condition requiring that development must commence no later than the expiry of three year from the grant of permission. It is understood the development was not commenced and therefore this permission has now expired. All interested parties should make their own enquiries with Ipswich Borough Council regarding the intended use.

BROADBAND SPEED

Download speed up to 56 Mbps (Ofcom, 2025)

Upload speed up to 16 Mbps (Ofcom, 2025)

MOBILE COVERAGE

Indoor - Good – EE, Vodafone (Ofcom, 2025)

Outdoor - Good – EE, O2, Three & Vodafone (Ofcom, 2025)

COSTS

Each party will bear their own legal costs for entering a new lease.

AGENT'S NOTES

Property Particulars prepared September 2025

VIEWING AND FURTHER INFORMATION

Strictly by appointment only. To arrange a viewing or for further information please contact: Lacy Scott & Knight Commercial:

Contact: Harry Storey

Tel: 01449 833687

Email: hstorey@lsk.co.uk

Contact: Will D'Arcy

Tel: 01449 833 692

Email: wdarcy@lsk.co.uk



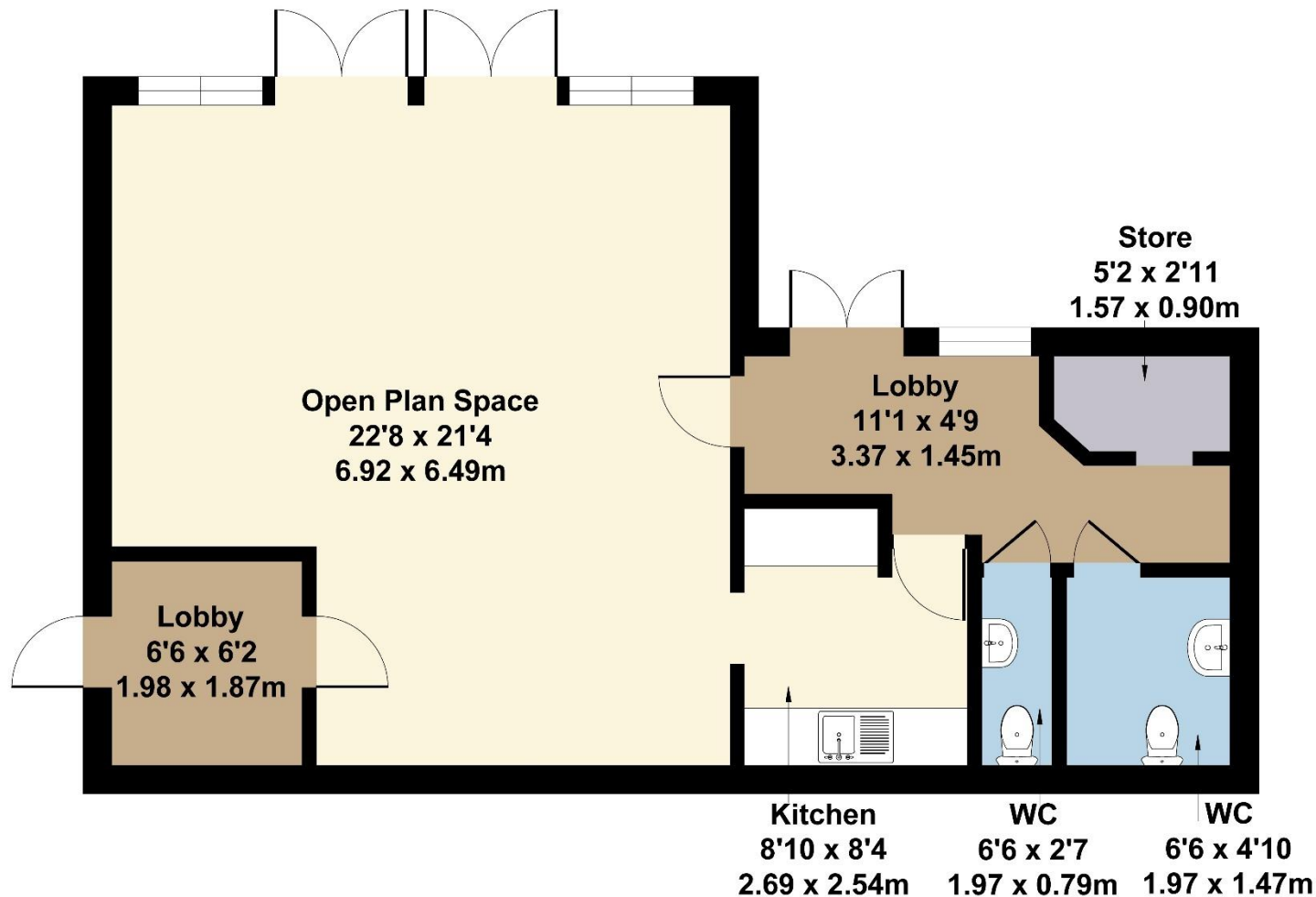
Plans, Areas and Schedules

These are based on the Ordnance Survey and are for reference only. They have been checked and computed by the Agents, and the Purchaser(s) shall be deemed to have satisfied themselves as to the description of the property, and any error or misstatement shall not annul the letting, nor entitle either party to compensation. The plans are for the purpose of identification only. In the event of any discrepancy between the plans and schedule of areas, the schedule of areas shall prevail.

Misrepresentation and Notices Lacy Scott & Knight for themselves and as Agents for the Seller of the property give notice that:-

- These Particulars are intended to give a fair and substantially correct overall description for the guidance of intending Purchaser(s) and do not constitute, nor constitute part of, an offer or contract. No responsibility is assumed for the accuracy of individual items.
- All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending Purchaser(s) should not rely on them as statements or representations of facts, but must satisfy himself by inspection or otherwise as to the correctness of each item.
- No person in the employment of Lacy Scott & Knight has any authority to make or give any representation or warranty whatever in relation to this property or these particulars not to enter into any contract relating to the property on behalf of Lacy Scott and Knight nor any contract on behalf of the Sellers.
- No responsibility can be accepted for any expenses incurred by any intending Purchaser(s) in inspecting properties which have been sold or withdrawn.
- Should any dispute arise as to the boundaries or an pre-contract points on the General Remarks and Stipulations, Particulars, Schedule, Plans or the interpretation of any of them, the questions will be referred to the arbitration of the Agents, whose decision shall be final.

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