



NEW LEASE AVAILABLE

Gym Premises with Scope for Alternative Retail Uses

**Rosehill Centre, 7 Hines Road (Unit 1)
(off Felixstowe Road), Ipswich, Suffolk, IP3 9BG**

RENT

£90,000
per annum

GROSS INTERNAL FLOOR AREA

7,536 sq ft
[700 sq m]

IN BRIEF

- » Located in popular retail scheme on busy arterial road.
- » Fully fitted gym premises (formerly Energie Fitness).
- » Potential for alternative Class E retail uses.
- » Other occupiers include Aldi, Bargain Buys, British Heart Foundation, MyDentist and Greggs.

LOCATION

Ipswich is the county town of Suffolk with a resident population of approximately 140,000 and a catchment of 350,000.

Rosehill Centre is situated in a busy residential area on Felixstowe Road, one of the principal arterial roads into the town centre and close to the junction with Derby Road. The town centre is within about 1.6 miles to the west and the A14 within 2 miles to the south.

DESCRIPTION

Rosehill is a popular neighbourhood shopping centre. Other occupiers include Aldi, Bargain Buys, British Heart Foundation and Greggs. The former Co-Op Food Store has been let to MyDentist who intend to open in the spring. The scheme benefits from approximately 160 customer parking spaces.

7 Hines Road comprises a fully fitted gym although has good potential for alternative retail uses.

The premises benefit from a fully glazed frontage and are currently arranged to provide a large open plan gym area with male and female changing rooms providing showers, toilets and lockers; fitness studio, office, disabled WC and plant room/store.

The specification includes:

- Air conditioning and ventilation system
- LED lighting
- Intruder alarm and fire alarm
- Suspended ceilings to office and studio
- Carpet tile floor coverings





ACCOMMODATION

The premises provide the following approximate floor areas and dimensions:-

Internal width	18.78 metres
Internal depth	37.28 metres
Gross internal floor area	7,536 sq. ft. (700.12 sq. m.)

Including:

Fitness Studio	474 sq. ft.	(44.04 sq. m.)
Office	115 sq. ft.	(10.65 sq. m.)
Male changing rooms	377 sq. ft.	(35.02 sq. m.)
Female changing rooms	377 sq. ft.	(35.02 sq. m.)
Plant room and store	165 sq. ft.	(15.30 sq. m.)
Disabled WC		

SERVICES

We understand that the property is connected to mains electricity, water and drainage.

We have not tested any of the services and all interested parties should rely upon their own enquiries with the relevant utility companies in connection with the availability and capacity of all those serving the property including IT and telecommunications.

BUSINESS RATES

The premises are assessed as follows:

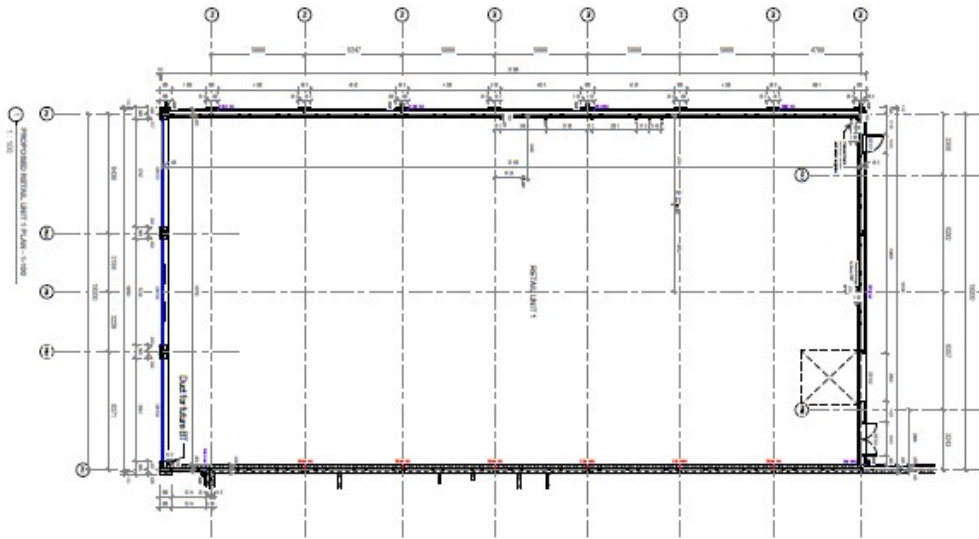
Rateable Value (1 April 2026)	£80,500
Rates Payable (2026/2027)	£35,420 per annum

The Rates Payable referred to above assume that the occupier will benefit from Retail Hospitality & Leisure relief although all interested parties should make their own enquiries with the local rating authority to verify their rates liability .

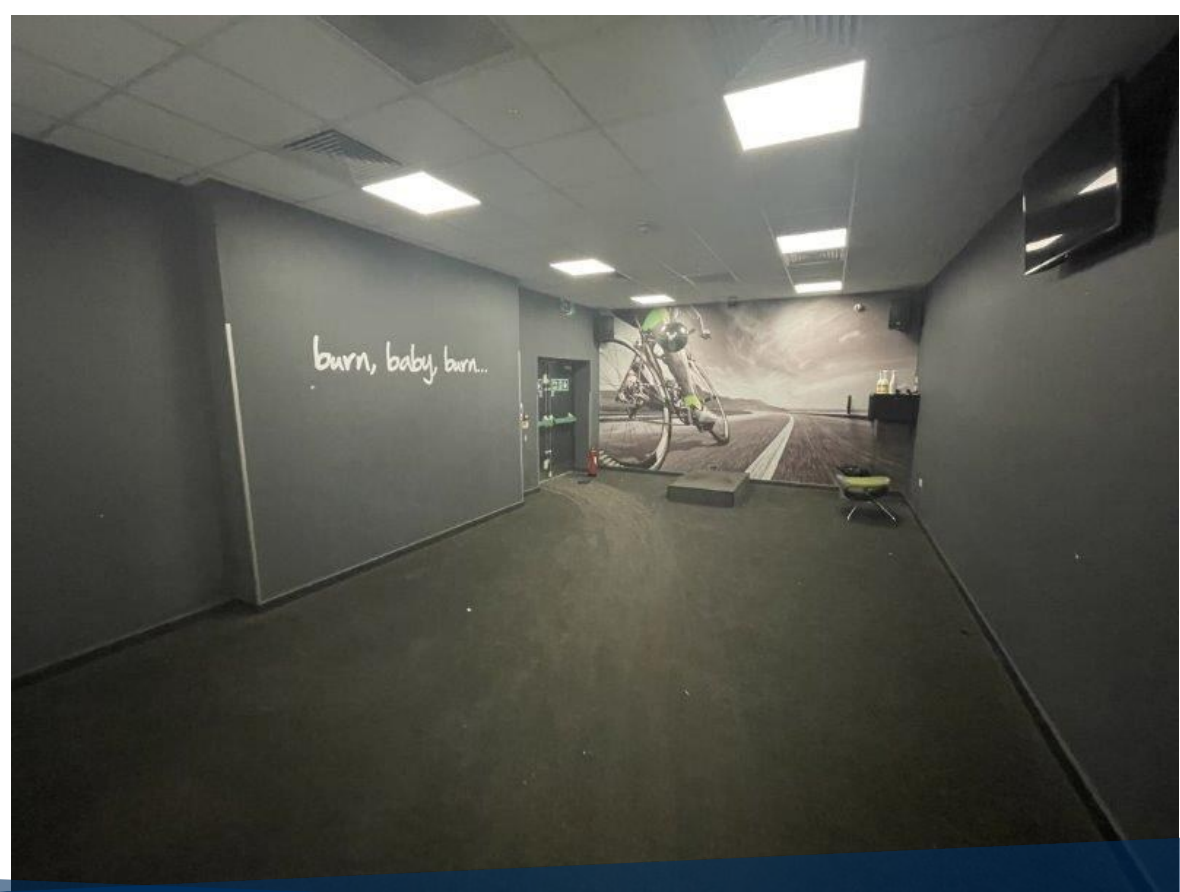
LOCAL AUTHORITY

Ipswich Borough Council
Grafton House
15-17 Russell Road
Ipswich
Suffolk, IP1 2DE

Telephone 01473 432000.



Not to Scale



TERMS

The premises are available on a new business lease upon terms to be agreed and at an initial rent of £90,000 per annum exclusive.

The property is VAT elected and VAT will be chargeable upon the rent.

ENERGY PERFORMANCE CERTIFICATE [EPC]

EPC rating of 34(B).

LEGAL COSTS

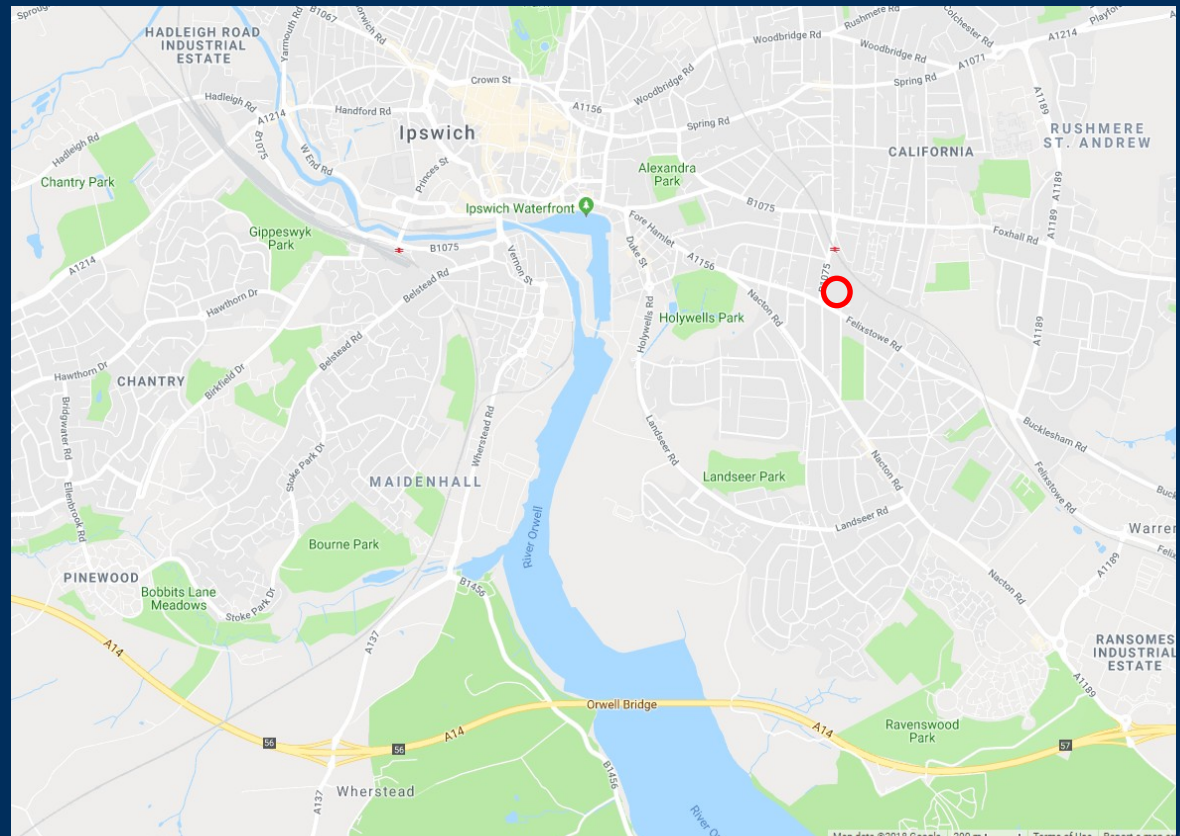
Each party to be responsible for their own legal costs.

**VIEWINGS STRICTLY BY APPOINTMENT
VIA THE SOLE LETTING AGENTS:**

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Particulars created January 2026.

