

PRIME TOWN CENTRE

SHOP TO LET (Staff Unaware)

**54 HAMILTON ROAD,
FELIXSTOWE, IP11 7AJ**

LOCATION

Felixstowe is situated approximately 15 miles south east of Ipswich with a population of just under 30,000. Felixstowe Port is one of the largest container ports in the country and the town has excellent road communications.

The property occupies a central trading location on Hamilton Road which is the prime shopping destination in Felixstowe.

The property is adjacent to **The Works** and **Iceland** and in the immediate vicinity are many other multiple retailers including **Peacocks**, **W H Smith** and **Superdrug**.

ACCOMMODATION

The property provides excellent retail accommodation on ground floor with the following approximate floor areas:

Ground Floor:

Sales	2,191 sq ft	203.55 sq m
Ancillary	<u>954 sq ft</u>	<u>88.63 sq m</u>
Total	3,145 sq ft	292.18 sq m

TENURE

The property is being offered by way of a new full repairing and insuring lease for a length of term to be agreed at a commencing rental of £35,000 pax (plus VAT if applicable), subject to 5 yearly upward only rent reviews.

RATEABLE VALUE

We understand from the Valuation Office Agency website that the property has a rating assessment of £39,250 with effect from 1 April 2017. Interested parties are advised to make their own enquiries.

ENERGY PERFORMANCE CERTIFICATE

The property has an energy rating of E. Further details are available upon request.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

VIEWING

Strictly by appointment through sole agents:

Francis Darrah Chartered Surveyors

Contact: Graham Mackintosh
Tel: 01603 666630
Email: graham@fdarrah.co.uk

SUBJECT TO CONTRACT & VACANT POSSESSION

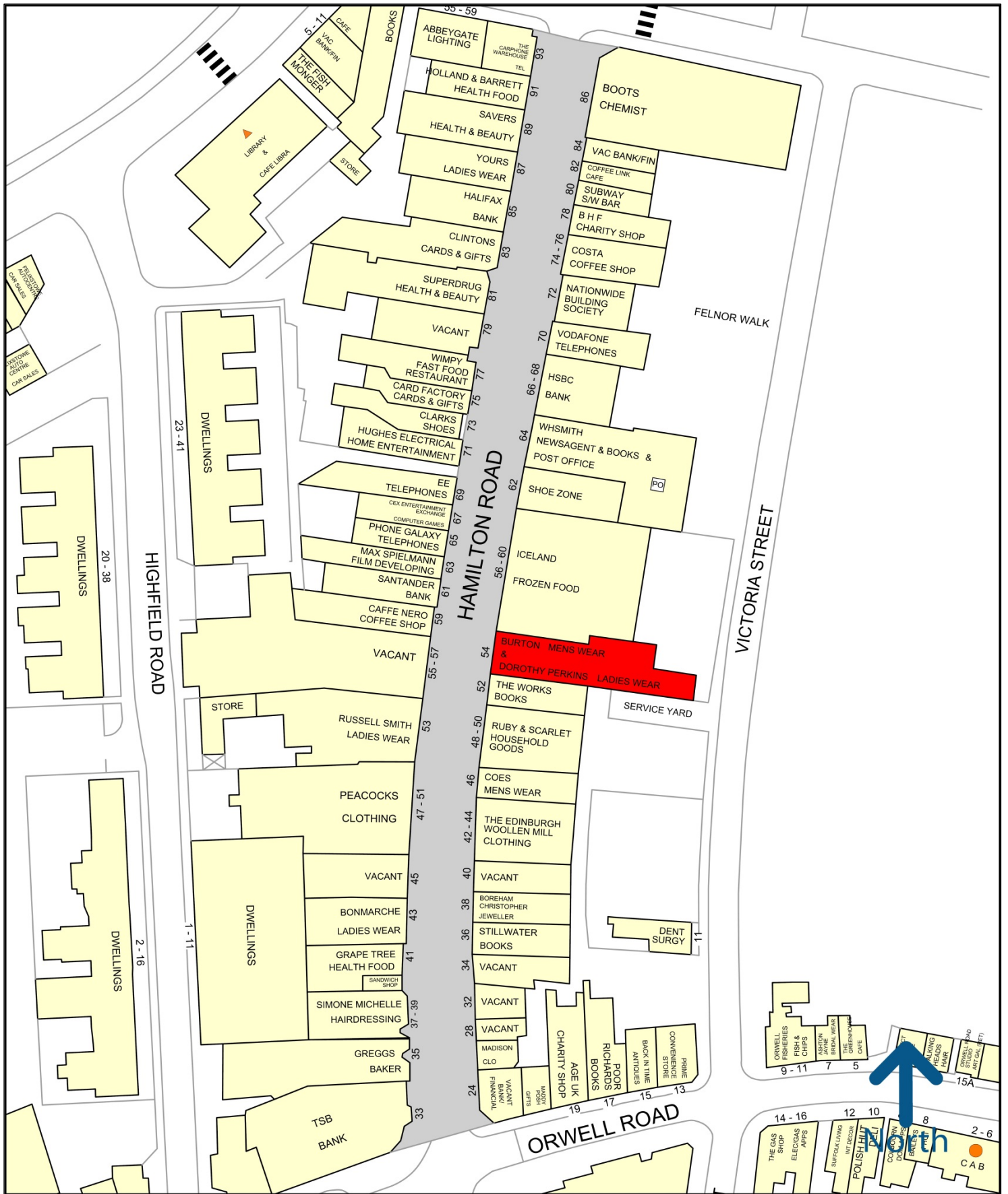
(details upon request)

September 2019

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RETAIL





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