

TOWN CENTRE SHOP TO LET (may sell)

**104 HAMILTON ROAD
FELIXSTOWE, IP11 7AB**

LOCATION

Felixstowe is situated approximately 15 miles south east of Ipswich with a population of just under 25,000. Felixstowe Port is one of the largest container ports in the country and the town has excellent road communications via the A14 linking into the A12 and the national motorway network.

The property is located on Hamilton Road which is the prime shopping destination in Felixstowe.

National multiple retailers nearby include **Prezzo**, **Tesco**, **Specsavers** and **Poundland**.

ACCOMMODATION

The property is arranged on the ground floor with the following approximate area:-

Ground Floor: 1,925 sq ft 179 sq m

The property can be sub-divided to provide flexible unit sizes from approximately 500 sq ft (46.5 sq m).

There are two car parking spaces situated in the rear yard.

TENURE

The property is being offered by way of a new internal repairing and insuring lease on a length of term to be agreed at a commencing rental of **£27,500 pax**.

Alternatively, the freehold of the whole two storey building may be available (price on application).

RATEABLE VALUE

The property is to be reassessed. 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

July 2023

Tel 01603 666630

2 Redwell St, Norwich, NR2 4SE

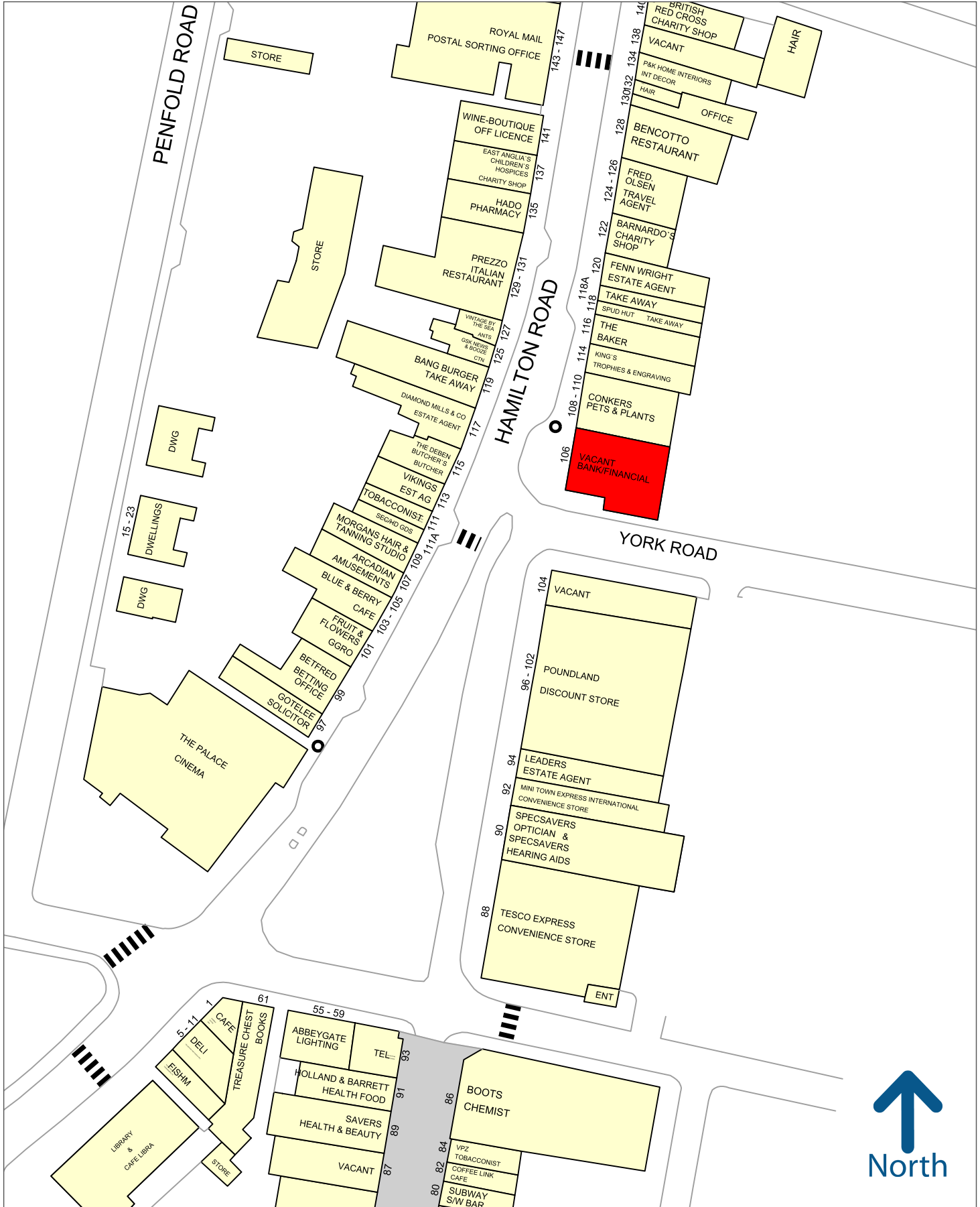
Email: info@fdarrah.co.uk

www.francisdarrah.co.uk

Francis Darrah for themselves and as Agents for the proposed Vendor(s) or Lessor(s) give notice: 1. That they do not make or give either in these particulars or in negotiations or otherwise any warranty or representation whatever in relation to the property. 2. Any plan attached to these particulars is for identification purposes only and all measurements are given as a guide and no liability can be accepted for errors arising therefrom. 3. The property being open to inspection any intended purchaser must satisfy himself as to the accuracy of these particulars and he will be deemed to have full knowledge thereof. 4. No liability can be accepted for any misstatement, omission or errors in these particulars. 5. These particulars do not constitute an offer or Contract or any part thereof.

RETAIL





50 metres

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