

TOWN CENTRE SHOP TO LET

137 HAMILTON ROAD FELIXSTOWE, IP11 7BL

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. The property is adjacent to **Hado Pharmacy** and **Wine Boutique**.

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

ACCOMMODATION

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

Sales:	941 sq ft	87.4 sq m
Kitchen:	51 sq ft	4.7sq m
Total	992 sq ft	92.1 sq m

There is one car parking space at the rear of the property.

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 **£15,000 pax**. No VAT is payable.

RATEABLE VALUE

We understand from the Valuation Office Agency website that the property has a rating assessment of £13,500 with effect from 1 April 2023. Interested parties are advised to make their own enquiries.

SERVICE CHARGE

Information upon request.

ENERGY PERFORMANCE CERTIFICATE

The property has an energy rating of B. 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

June 2024

Tel 01603 666630

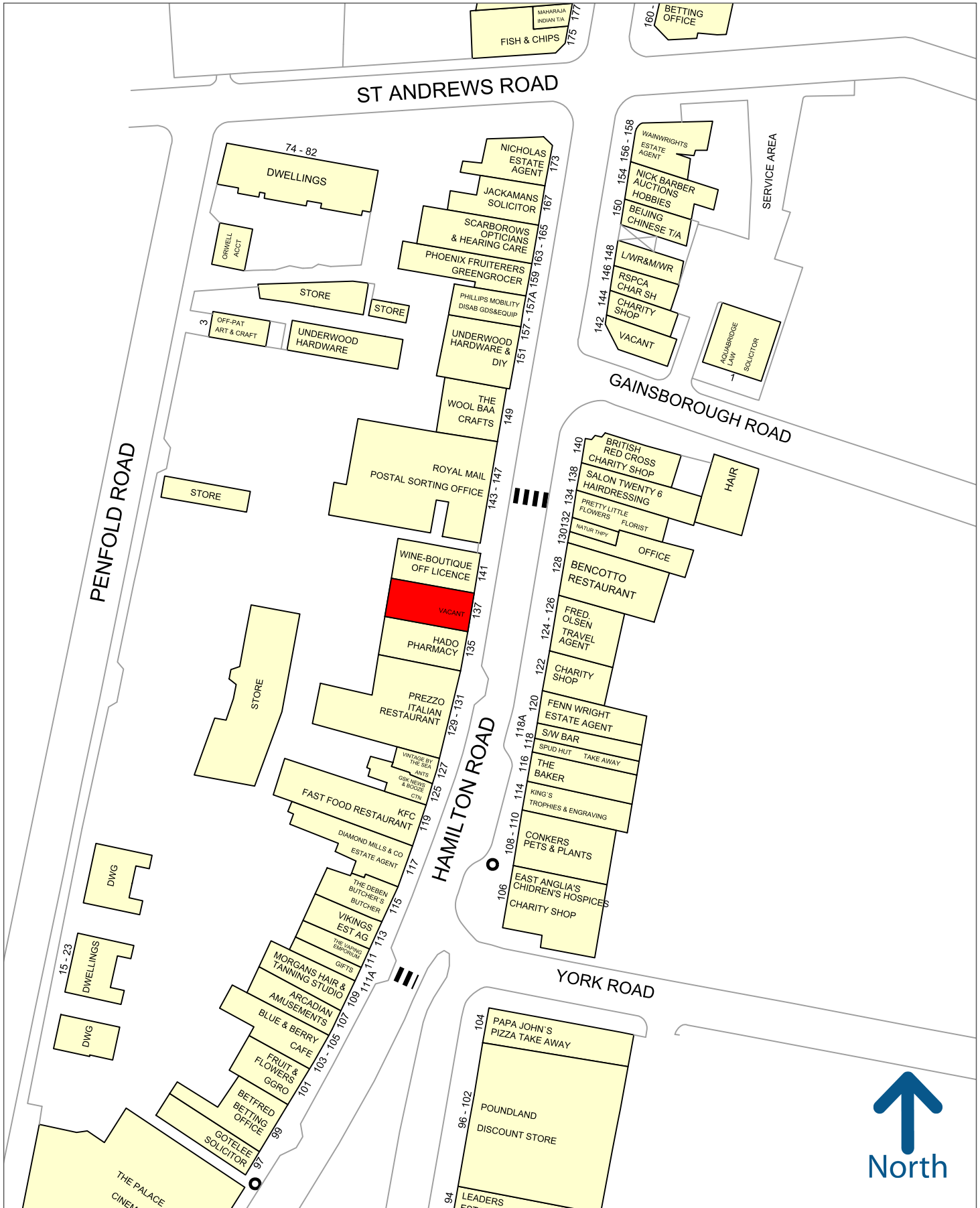
1 Bank Plain, Norwich, NR2 4SF

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



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