



FRANCIS  
**DARRAH**  
Chartered Surveyors

## TOWN CENTRE

### SHOP TO LET (Sublet/Assignment)

#### 71 HAMILTON ROAD FELIXSTOWE, IP11 7BE

##### 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 **Clarks** and **EE**.

National multiple occupiers nearby include **WHSmith**, **Card Factory**, **Shoezone**, **Iceland**, **The Works** and **Poundstretcher**.

##### ACCOMMODATION

The property comprises a two storey building with sales accommodation on ground floor and ancillary accommodation on first floor. There is rear service access from the rear yard which provides parking for 2 cars.

The property provides accommodation with the following approximate dimensions and areas:

<b>Gross Frontage</b>	17'4"	5.28 m
<b>Internal Width</b>	16'4"	4.98 m
<b>Shop Depth</b>	80'1"	24.41 m

<b>Ground Floor</b>		
Sales	1,313 sq ft	121.98 sq m
<b>First Floor</b>		
Stock/Staff	640 sq ft	59.46 sq m

##### TENURE

The property is held on a lease expiring 17 May 2027 at a rent of £30,000 pax (+ VAT if applicable), with no further reviews, on full repairing and insuring terms.

##### RATEABLE VALUE

We understand from the Valuation Office Agency website that the property has a rating assessment of £26,250 with effect from 1 April 2023. Interested parties are advised to make their own enquiries.

##### ENERGY PERFORMANCE CERTIFICATE

The property has an energy rating of C. 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: Francis Darrah  
Tel: 01603 666630  
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##### SUBJECT TO CONTRACT

May 2025

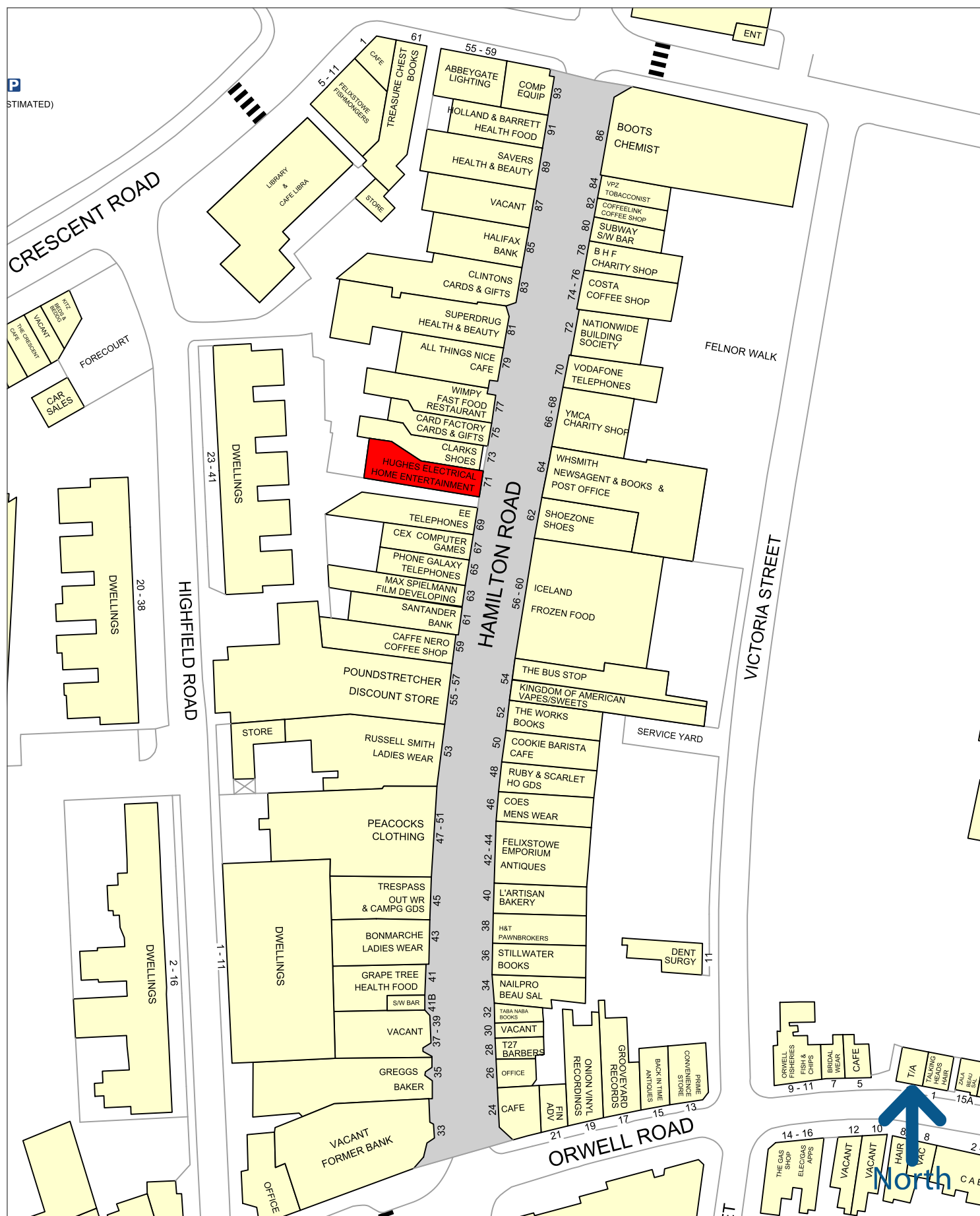
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RETAIL



50 metres

Experian Goad Plan Created: 10/03/2025  
Created By: Francis Darrah