

TOWN CENTRE SHOP TO LET

62 HAMILTON ROAD FELIXSTOWE, IP11 7AJ

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

The property is adjacent to Iceland and TG Jones and in the immediate vicinity of many multiple retailers including **Costa, Superdrug, Poundstretcher, Clintons, Clarks, Boots, and Nationwide Building Society.**

ACCOMMODATION

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

Ground Floor:		
Sales	1,382 sq ft	128.4 sq m
Ancillary/Staff	<u>219 sq ft</u>	<u>20.3 sq m</u>
Total	1,601 sq ft	148.7 sq m

TENURE

The property is being offered by way of a new full repairing and insuring lease on a length of term to be agreed at a commencing rental of **£28,500 pax.** (VAT is not applicable).

RATEABLE VALUE

We understand from the Valuation Office Agency website that the property has a rating assessment of £33,000 with effect from 1 April 2023. Interested parties are advised to make their own enquiries.

ENERGY PERFORMANCE CERTIFICATE

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 joint sole agents:

Francis Darrah Chartered Surveyors

Contact: Graham Mackintosh

Tel: 01603 666630

Email: graham@fdarrah.co.uk

John Arkwright & Co

Contact: Charlie Cook

Tel: 0207 495 7090

Email: charlie.cook@jarkwright.co.uk

SUBJECT TO CONTRACT

April 2026

Tel 01603 666630

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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

