

Class E High Street Retail Premises

TO LET: Recently refurbished prominent high-street property



Unit 1, 54 Hamilton Road, Felixstowe, IP11 7AJ

Approx. 110.2 sq m (1,187 sq ft) GIA

- Recently refurbished Class E business premises
- Would suit a number of uses including retail, café, hairdresser, office, salon
- Prominently sited on pedestrianised area of the high street
- Available immediately on new lease terms
- Commencing Rent of £14,750 per annum exclusive, plus VAT
- Adjacent to retailers including Iceland, Caffé Nero, The Works, Santander
- Walking distance to sea front and local car parking

Location

Felixstowe is a popular and affluent seaside/port town that enjoys excellent road communications via the A14 which in turn links to the A12, and thereby gives access to the motorway network via the M11/ M25. Cambridge/the M11 is approximately 72 miles to the West, with London/the M25 circa 70 miles to the south west.



Situation

The property is situated in a prime trading position on the pedestrianised Hamilton Road in Felixstowe town centre. Nearby occupiers include Caffè Nero, Santander, Iceland, Coes, and W H Smith, together with various independent retailers.

Description

The property comprises a recently divided ground floor retail unit with good frontage on Hamilton Road. The property formerly traded as Dorothy Perkins/Burton. The new division offers a private entrance, disabled WC, kitchenette, and store room. There is a suspended ceiling with LED lights and electric radiators.

Planning

We understand the property to benefit from Class E use. All interested parties should contact East Suffolk Council on 01394 444832.

Business Rates

The rateable value is to be reassessed.

Any queries regarding business rates should be directed to East Suffolk Council on 01394 444832.

Services & Utilities

We understand that mains electricity and water are connected to the property. None of the services have been tested and it is the responsibility of the interested party to satisfy themselves as to their operation / condition, including IT infrastructure. The Tenant is responsible for all utilities.

Terms & Tenure

The premises are available to let on new lease terms, for a term of years to be agreed, at a commencing rental of £14,750 per annum exclusive.

There will be a Service Charge to contribute towards the maintenance of the site, road access, and privately managed services. Buildings insurance will be recharged separately.

Further detail available upon request.



Accommodation (all areas are approximate)

Retail Area	68.35 sq m	735.75 sq ft
Kitchen	8.18 sq m	88 sq ft
Store Room	3.86 sq m	41.6 sq ft
Total GIA	110.2 sq m	1,187 sq ft

VAT

We understand that the property is elected for VAT, therefore rents and service charges etc. will be plus VAT.

EPC

A full copy of the EPC is available upon request, reference: 9738-9605-6610-0645-5678, rating C65, valid until Sept 2033.

Viewing

Strictly by prior appointment, please contact us on:

robin@penncommercial.co.uk

07775 588223

01473 211933



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