

## Class E Commercial/Office Premises

TO LET: Recently refurbished Class E Commercial / Offices



### 19B Victoria Street, Felixstowe, IP11 7EW

Approx. 79.1 sq m (852 sq ft) GIA

- Recently refurbished Class E business premises
- Would suit a number of uses including office, café, hairdresser, salon
- Conveniently sited to the rear of the main high street Hamilton Road
- Available immediately on new lease terms
- Commencing Rent of £14,000 per annum exclusive, plus VAT
- Open-plan space offering versatile accommodation including open plan offices, kitchen, and WC
- 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 prominent position on the residential area of Victoria Street which sits immediately adjacent to the main high street, Hamilton Road. Victoria Road is accessed from the Cobbold Road shared pedestrian/vehicular junction with Hamilton Road. Nearby operators include the Citizens Advice Bureau, AW Brown Dental Practice, and Style Hairdressers. Iceland have an entrance adjacent to the property which links through to their high street premises.

## Description

The property comprises a recently divided ground floor retail unit with good frontage on to Victoria Street. The property formerly traded as Dorothy Perkins/Burton and acted as their rear storage area. The new division offers a private entrance, open plan office accommodation, disabled WC, kitchenette, and store room. There is a solid 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 £14,000 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)

Open plan area	52.3 sq m	562.9 sq ft
Kitchen	8.4 sq m	90.4 sq ft
Store Room	8.5 sq m	91.4 sq ft
WC	6.1 sq m	65.7 sq m
<b>Total GIA</b>	<b>79.1 sq m</b>	<b>852 sq ft</b>

## 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: 3503-4654-8504-2304-1783, rating D80, valid until Sept 2033.

## Viewing

Strictly by prior appointment, please contact us on:

[robin@penncommercial.co.uk](mailto:robin@penncommercial.co.uk)

07775 588223

**01473 211933**



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