

Class E/Former Gym Premises

For Sale: First Floor Former Gym/Office on Hamilton Road



47 Cobbold Road, Felixstowe, IP11 7EN

Approx. 243 sq m (2,615.6 sq ft)

- For Sale on a long leasehold basis with vacant possession, £200,000 + VAT
- First Floor Class E business premises
- Would suit conversion to residential subject to planning permission
- Prominently sited on a corner plot on pedestrianised area of the high street
- Situated above the recently refurbished Boots
- Accessed via the residential Cobbold Road
- Walking distance to sea front and local car parking



2021 WINNER
MOST ACTIVE AGENT
SUFFOLK



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.

Planning

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

Accommodation

(all areas are approximate)

Total	243 sq m	2,615.6 sq ft
--------------	-----------------	----------------------

Indicative plans for residential conversion have shown a viable split to provide two one-bedroom apartments, and two two-bedroom apartments. This would be subject to the usual conditions with converting from Class E.

VAT

We understand that the property is elected for VAT,.

EPC

A full copy of the EPC is available upon request..

Viewing

Strictly by prior appointment, please contact us on:

robin@penncommercial.co.uk

07775 588223



01473 211933

Suite C, Orwell House, The Strand,
Wherstead, Ipswich, IP2 8NJ

Situation

The property is situated on the first floor on the corner plot of Cobbold Road and Hamilton Road. Hamilton Road provides a prime trading position and is the pedestrianised high street of Felixstowe town centre. Nearby occupiers include Caffe Nero, Santander, Iceland, Coes, and W H Smith, together with various independent retailers. Cobbold Road is the beginning of the residential area between the town centre and the sea front.

Description

The property comprises a first floor Class E unit with return frontage on Hamilton Road. The property sits above the recently refurbished Boots and adjoins already converted residential property. The current configuration is open plan as the former use of a gym, with ladies and gents shower rooms.

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 Purchaser is responsible for all utilities.

Terms & Tenure

The premises are available for sale at a price of £200,000. The property will likely be sold as a long leasehold of 125 years.

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

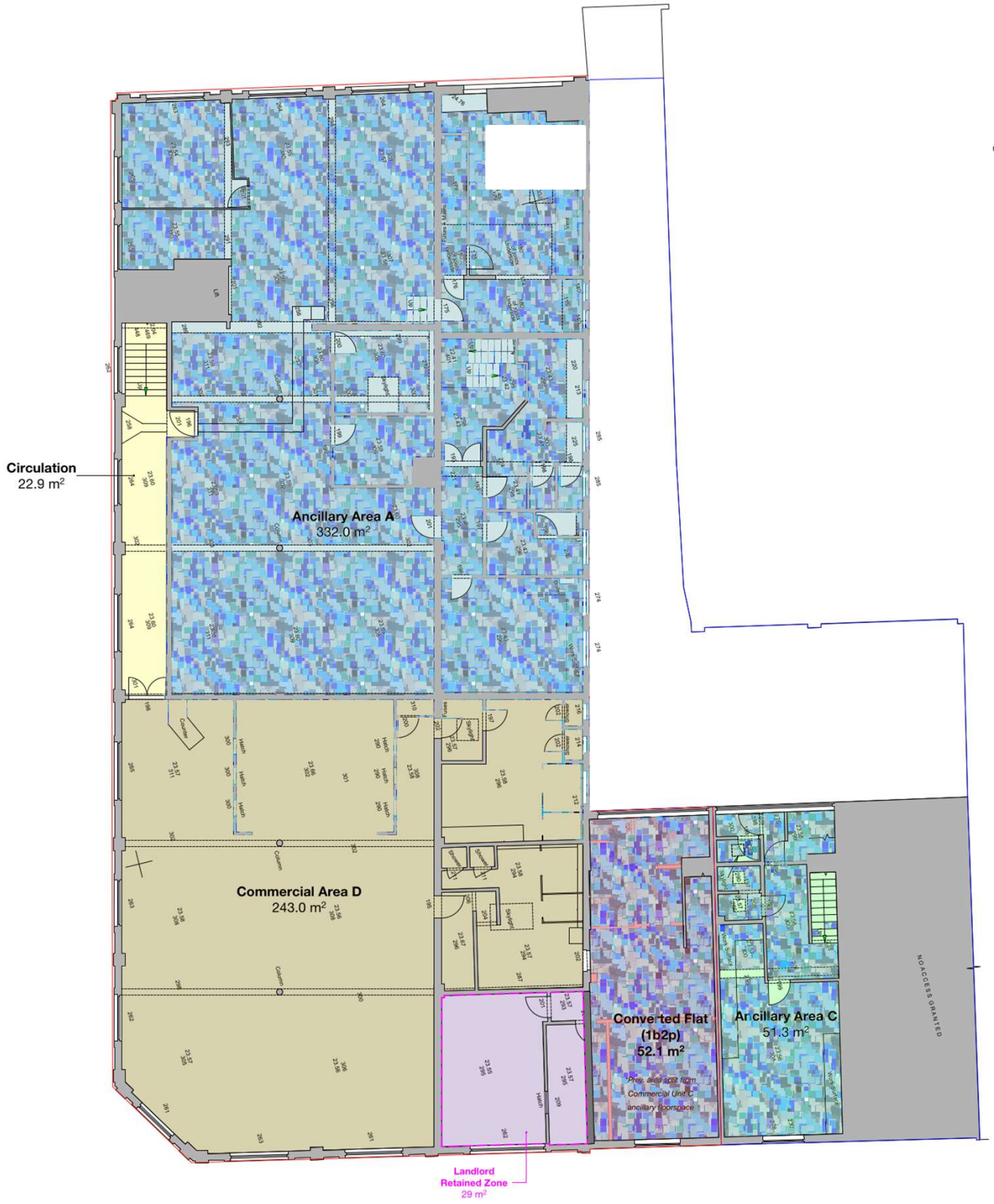
Further detail available upon request.

NOTICES RELATING TO PROPERTY MISREPRESENTATION, PROPERTY MISDESCRIPTIONS & FINANCIAL SERVICES ACTS

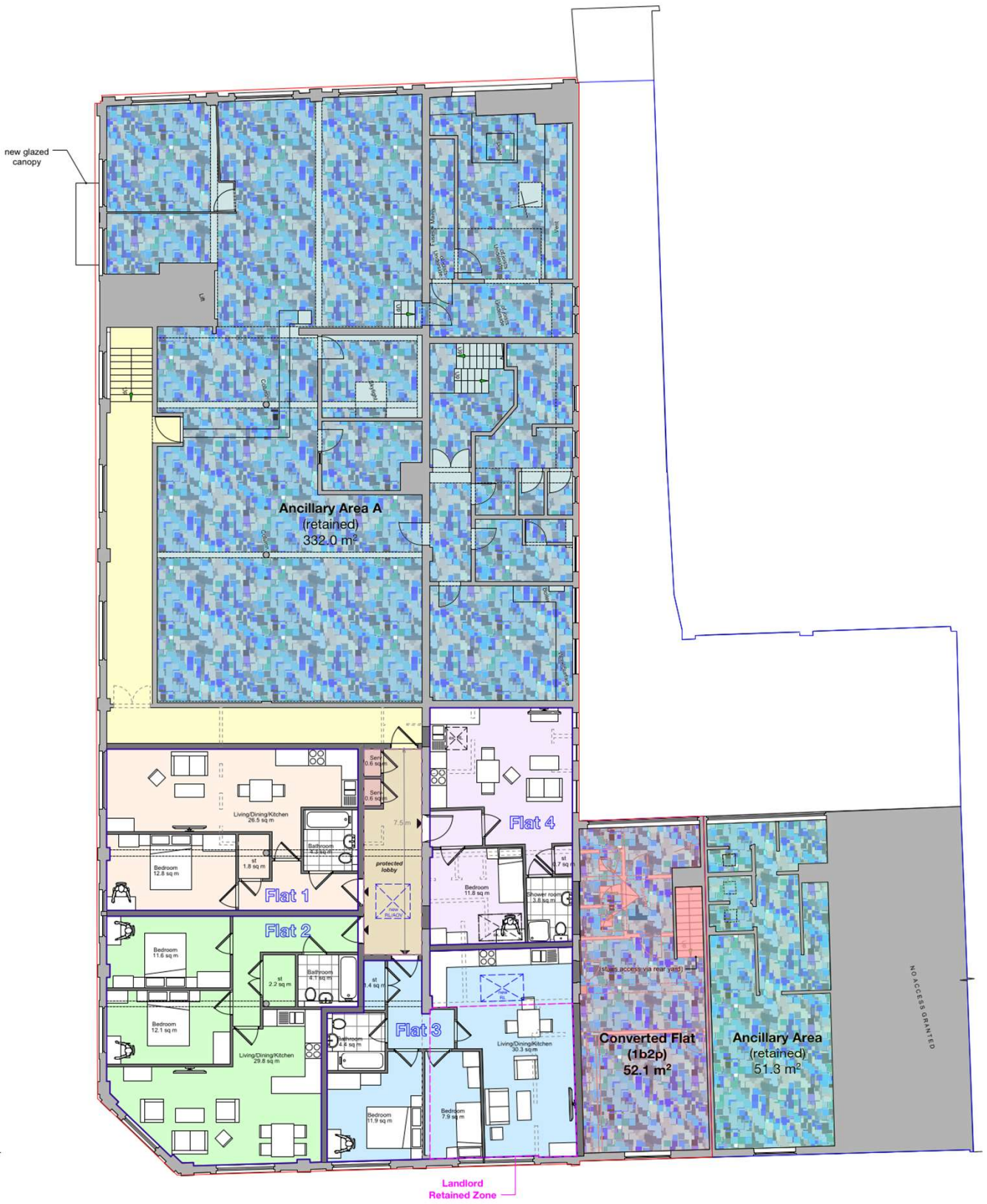
Penn Commercial as agents for vendors/lessors of this property gives notices that: 1. The information contained within these particulars has been checked and is understood to be materially correct at the date of publication. 2. All descriptions, statements, dimensions, references to availabilities, conditions and permissions for use, and occupations of other details are given in good faith. However, they are made without responsibility, and should not be relied upon as representations of fact. Intending purchasers or tenants should by enquiry to this office satisfy themselves as to the correctness and availability in each case before arrangements are made to travel and view. 3. Unless otherwise stated, all prices, rents and other charges are quoted exclusive of value added tax (VAT). Any intending purchasers or tenants must satisfy themselves independently as to the incidence of VAT in respect to any transaction. 4. All plant machinery, equipment, services and fixtures and fittings referred to in these particulars were present at the date of publication. They have not however, been tested and, nor any person in their employment have any authority to make or give, any representation or warranty whatsoever in relation to this property. 7. Penn Commercial does not hold itself out as providing any legal financial or other advice. These particulars do not constitute advice and you should not rely on this material in making (or refraining from making) any decision to take (or refrain from taking) any action. 8. The information contained in these particulars is of a general nature and may not be applicable to your own specific circumstances. If you are in any doubt, please seek professional advice.



new glaz
canopy



1 First Floor (Existing)
Scale: 1:100



2 First Floor (Conversion of Unit D & Landlord Retained Area)
Scale: 1:100

