



RETAIL PREMISES TO LET IN TOWN CENTRE LOCATION 102A Hamilton Road, Felixstowe, IP11 7AD

- **Prominent town centre location with high visibility on main through route**
- **Return frontage along York Road with unrestricted street parking, public car parks nearby and 2 allocated parking spaces within private rear car park**
- **Has consent for restaurant/hot food takeaway use, would suit a variety of uses, S.T.P.P.**
- **To Let - £20,000 per annum exclusive**
- **1,443.1 sq ft (134.07 sq m)**

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penncommercial.co.uk





LOCATION

Felixstowe is a busy holiday/market town which 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 premises are situated on the corner of Hamilton Road and York Road in Felixstowe on the main through route through to the town centre and only a two minute walk from the pedestrianised high street. Nearby operators include Tesco, Poundland, Office users, Cafes, Boots, and The Range. Sainsburys is due to take occupation in the high street in the second quarter of 2025.

DESCRIPTION

The ground floor corner unit offers retail accommodation with extensive glazed frontage. There are staff facilities and loading to the rear. There is a rear car park that offers 2 parking spaces and further on-street unrestricted parking nearby. The property would suit a variety of Class E uses.

ACCOMMODATION (all areas are approximate)

Ground Floor	134.07 sq m	1,443.1 sq ft
Total Floor Area	134.07 sq m	1,443.1 sq ft

PLANNING

The property has consent for restaurant/hot food takeaway use under Class E of the planning use classes act and would suit other uses subject to planning. All interested parties should contact East Suffolk Council on 0333 016 2000

LEGAL COSTS

Each party to bear responsibility for their own legal costs incurred in this transaction.

BUSINESS RATES

Rateable £18,750 pa. All interested parties should contact East Suffolk Council.

SERVICES

We understand that mains electricity and water are connected to the property. NB: None of the services have been tested and it is the responsibility of the proposed tenant to satisfy themselves as to their operation/condition including IT and telecommunication links.

TERMS & TENURE

The premises are available to let for a term of years to be agreed at a rental of £15,000 per annum exclusive. There is a service charge of £1,085 per annum.

ENERGY PERFORMANCE CERTIFICATE

The property has an EPC rating of E115, valid until May 2032. Reference: 9920-9158-0431-7004-1283

VAT

Is applicable on the rent.

VIEWING

To view or for further information, please contact:

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Wherstead, Ipswich, Suffolk, IP2 8NJ

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Subject to contract