

Shop to Let

FELIXSTOWE

55-57 Hamilton Road

Location

The subject property occupies a prime trading position on the pedestrianised Hamilton Road, Felixstowe's principal shopping street. Multiple occupiers located in the nearby vicinity include Caffè Nero, Peacocks, W H Smith and Iceland.

An extract from the street plan is attached upon which the property has been highlighted.

Accommodation

The property is arranged over ground floor only comprising the following approximate gross internal floor areas:

Ground Floor	6,470 sq ft	601 sq m
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*The first floor may be available by negotiation.

Lease

The premises are available by way of a new full repairing and insuring lease for a term to be agreed.

Rent

£130,000 per annum exclusive.

Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction.



Rates

We have been verbally advised that the property is assessed as follows:

Rateable Value	£81,000
UBR (2020/2021)	£0.512
Rates Payable	£41,472

Interested parties are advised to make their own enquiries to the Local Authority to verify this information.

EPC

An EPC has been commissioned and a copy can be made available upon request.

Viewing

All viewings are strictly by prior appointment.

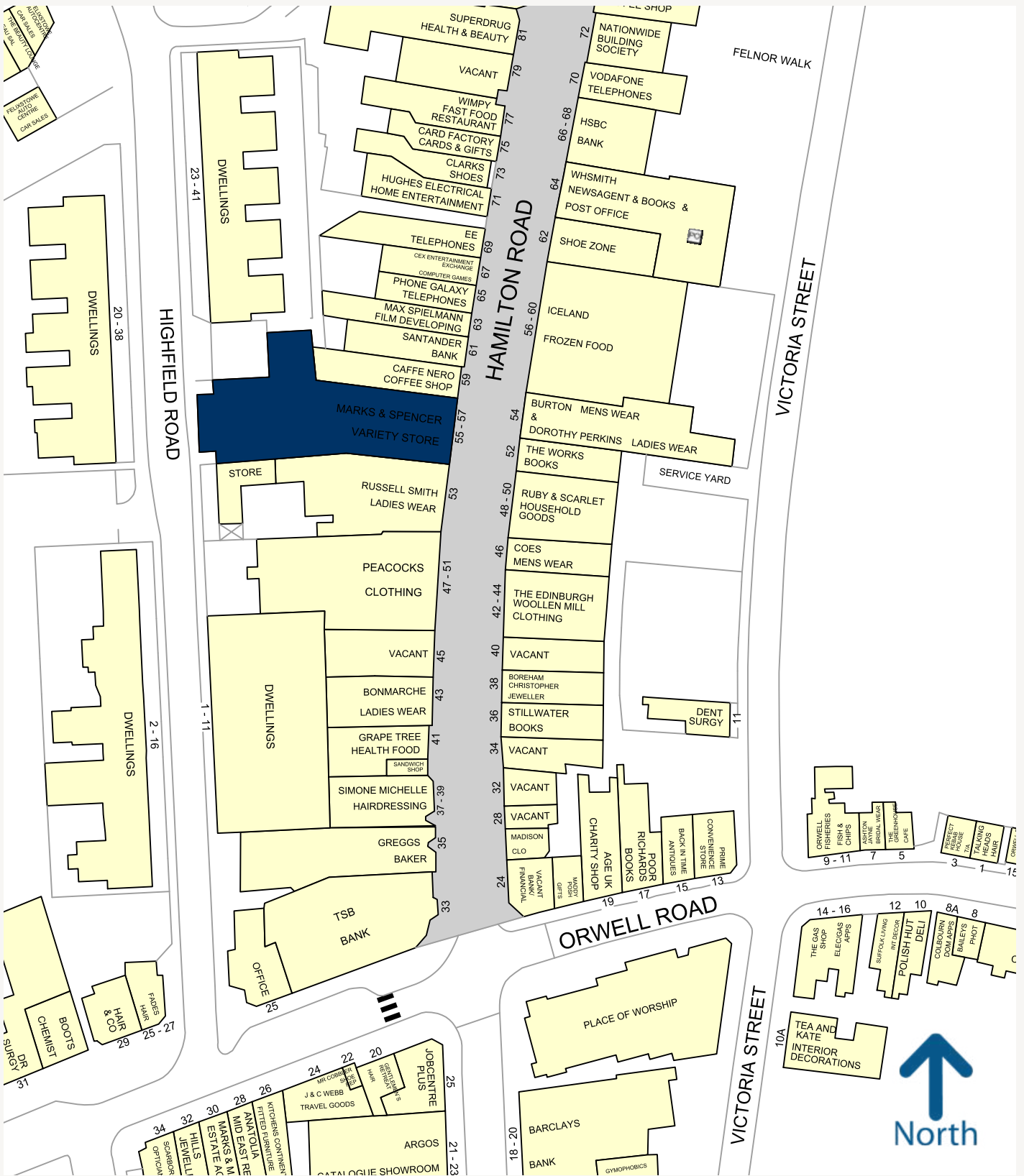
For further information or arrangements to inspect please contact:

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Misrepresentation Act 1967
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