

Prime⁺ Retail

Shop to Let

FELIXSTOWE

104 Hamilton Road

A3 Planning Consent

Location

The premises occupy a prime trading location on Hamilton Road directly opposite Prezzo. Other retailers in the nearby vicinity include Specsavers, Ponden Home and Poundland.

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 net internal floor areas:-

Ground Floor	1,935 sq ft	180 sq m
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This property can be extended to the rear with the upper floors offered also. More details are available upon request.

Lease

The property is available by way of a new full repairing and insuring lease for a term to be agreed, subject to five yearly upward only rent reviews at a commencing rent of £40,000 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	£32,500
UBR (2020/2021)	£0.499
Rates Payable	£16,217

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

EPC

The property has a Band E (113) Energy Performance Asset rating and a copy can be provided upon request.

Viewing

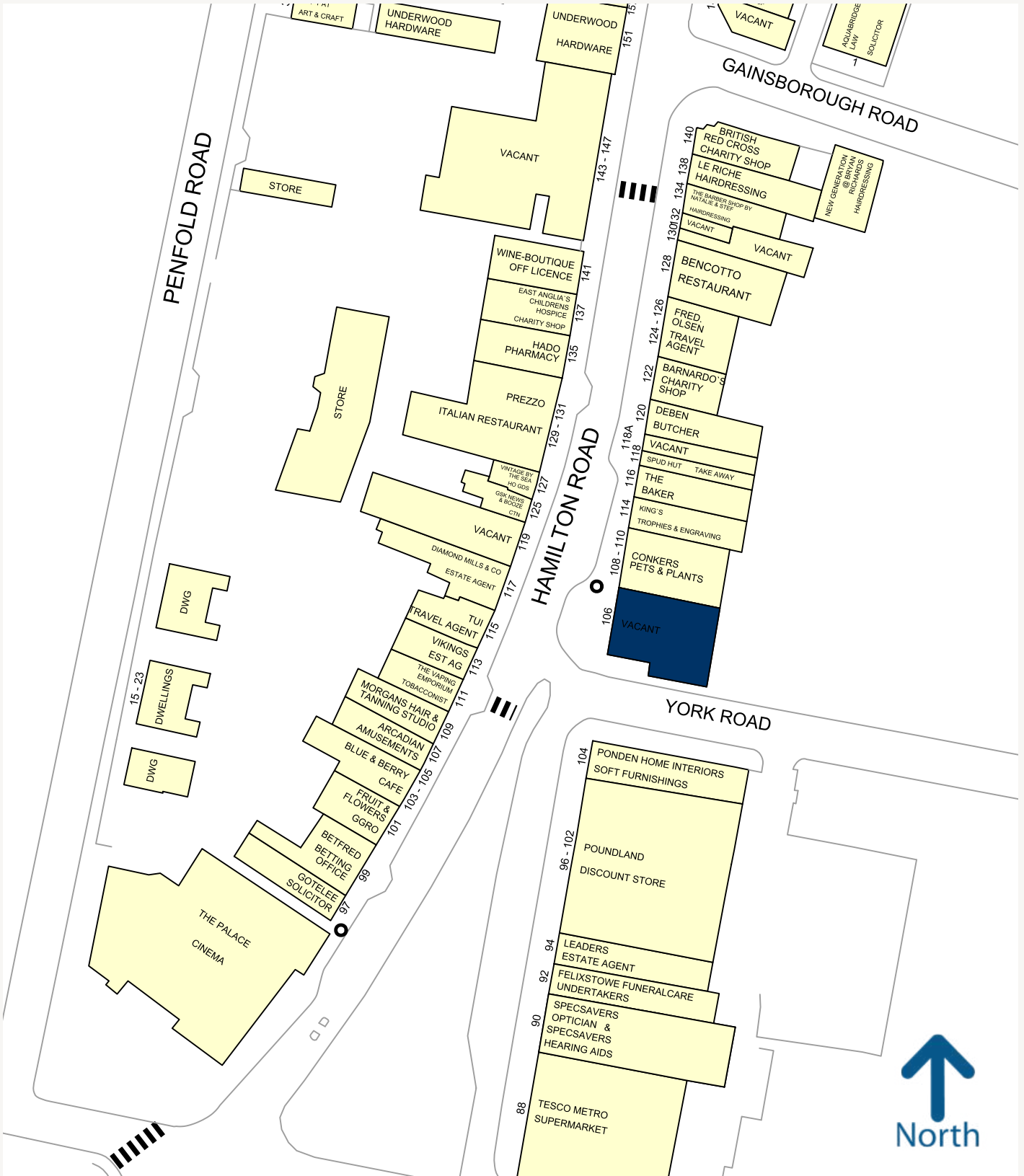
All viewings are strictly by prior appointment.

For further information or arrangements to inspect please contact:

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Misrepresentation Act 1967

These Particulars are believed to be correct but their accuracy is not guaranteed, are set out as a general guide and do not constitute the whole part of a contract. All liability, in negligence or otherwise, arising from the use of the particulars is hereby excluded.