



CP

THE CULSHAW
PARTNERSHIP

COMMERCIAL PROPERTY
SPECIALISTS
ESTABLISHED 1976
REGULATED BY THE RICS

FELIXSTOWE

50 HAMILTON ROAD
IP11 7AJ

LOCATION

Felixstowe is a prosperous and attractive resort town on the East Coast. It is also a very busy commercial port, the largest container port in the UK.

The premises are located on the prime shopping parade of Hamilton Road. Other retailers nearby include WH Smith, Boots the Chemist, Superdrug, Iceland and Edinburgh Woollen Mill.

ACCOMMODATION

A newly refurbished ground floor shop approximately 19ft wide and 50ft deep. There will be a total sales area of 810 ft² and a good basement store of a further 150 ft².

TENURE

Premises are available on a new 10 year lease. On effective Full Repairing and Insuring terms.

TO LET LOCK-UP SHOP

RENT

£ 23,000 pa plus VAT

RATES

Rateable Value: £21,500
Rates Payable : £10,556 (2019/2020)
(Enquiries to East Suffolk Council).
May qualify for 50% Rates Relief.

LEGAL COSTS

The new tenant to be responsible for the landlord's legal costs in connection with preparation of the lease.

VIEWING

Strictly through landlords agents, please contact 01572 822791 for further information.