



# CP

**THE CULSHAW  
PARTNERSHIP**

**COMMERCIAL PROPERTY  
SPECIALISTS  
ESTABLISHED 1976  
REGULATED BY THE RICS**

## FELIXSTOWE

65 HAMILTON ROAD  
IP11 7BE

### 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 Marks & Spencer, WH Smith, Boots the Chemist, Superdrug and New Look.

### ACCOMMODATION

The property comprises ground floor lock up shop. Total Sales area 760 sq ft.

The property benefits from rear loading and parking.

### TENURE

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

## TO LET LOCK-UP SHOP

### RENT

£ 22,000 pa

### RATES

Rateable Value: £19,500

Rates Payable: £9,087 pa (2017/2018)  
(through verbal enquiries to Suffolk Coastal Council)

### LEGAL COSTS

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

### VIEWING

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

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