

A substantial and well fitted retail unit, suitable for a variety of uses (STP) and with excellent frontage along the main shopping thoroughfare in Felixstowe.

TO LET

£15,000 PAX + VAT

Ref: B084

37-39 Hamilton Road

Felixstowe

Suffolk

IP11 7BB



A substantial and well-fitted lock-up former hairdressers, with excellent frontage to Hamilton Road, the main shopping thoroughfare, and extending to approximately 1,214 sq ft (112.8 sqm).

Available on a new lease on terms to be agreed.

Contact Us



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Location

Felixstowe is about 12 miles from Ipswich and is an attractive coastal town being best known as one of the largest container ports in Europe. The town is well located being on the A12 and having access to the national road network.

Hamilton Road is the main shopping thoroughfare in Felixstowe and the property is on the northern side of the part pedestrianised shopping thoroughfare in Hamilton Road being close to Café Nero, Greggs, Lloyds bank and other multiple retailers.

Description

The property formerly traded as Simone's Hairdressers and comprises an extensive and well fitted shop unit with excellent frontage to Hamilton Road.

The Accommodation

The Accommodation extends to around 112.8 sqm (1,214 sq ft) according the Valuation Office Agency web site.

Services

The property is served by all mains services with water, separate electricity and foul drainage.

Planning

The property has previously been used for Class A1 Retail Use, other uses may be available subject to checking with East Suffolk District Council.

VAT

VAT is payable on the rent.

Business Rates

Rateable Value £28,750

Local Authority

East Suffolk Council; East Suffolk House, Station Road, Melton, Woodbridge, Suffolk IP12 1RT;
Tel: 0333 016 2000

Terms

The property is available on a new lease. There are no service charges. Guide rental for the first year £15,000 pax Plus VAT.

Legal Costs

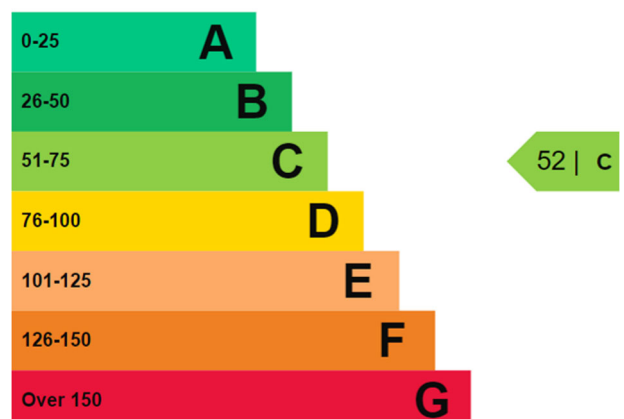
Each party to be responsible for their own legal costs incurred in any transaction. A legal fee deposit may be required.

Viewing

Strictly by prior appointment with the agent.

EPC

Rating = C (52)





NOTES

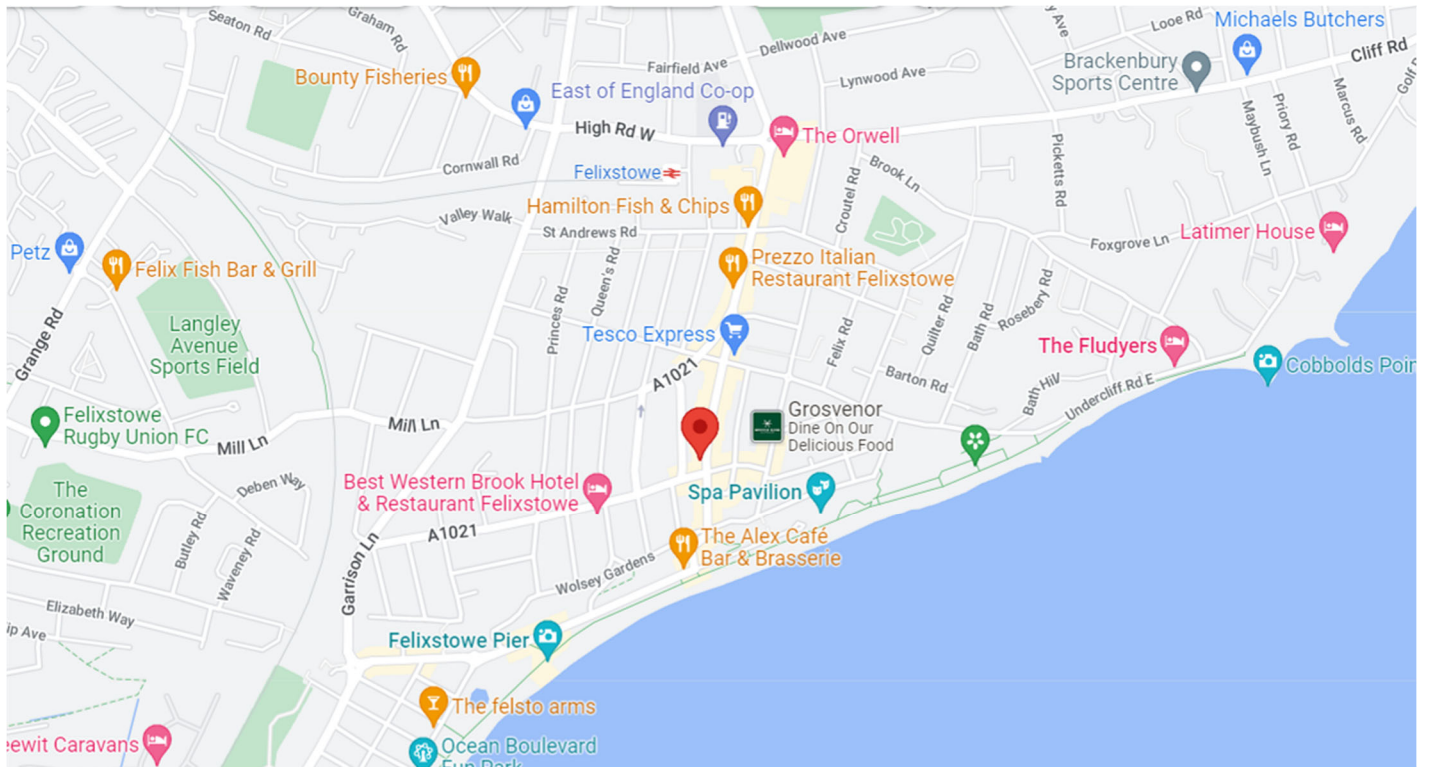
1. Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included. No guarantee can be given that any planning permission or listed building consent or building regulations have been applied for or approved. The agents have not been made aware of any covenants or restrictions that may impact the property, unless stated otherwise. Any site plans used in the particulars are indicative only and buyers should rely on the Land Registry/transfer plan.

2. The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 require all Estate Agents to obtain sellers' and buyers' identity.

April 2024

Directions

For those using the What3Words app: [:///festivity.snuck.muscular](https://www.what3words.com/#!/en-gb/:///festivity.snuck.muscular)



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