

# TO LET PRIME RETAIL UNIT

*37-39 Hamilton Road Felixstowe Suffolk IP11 7BB*

*£15,000 pax*



## 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 main shopping thoroughfare, and extending to approximately 1,214 sq ft (112.8 sqm). Available on a new lease on terms to be agreed and subject to agreeing terms for a surrender.

## ACCOMMODATION

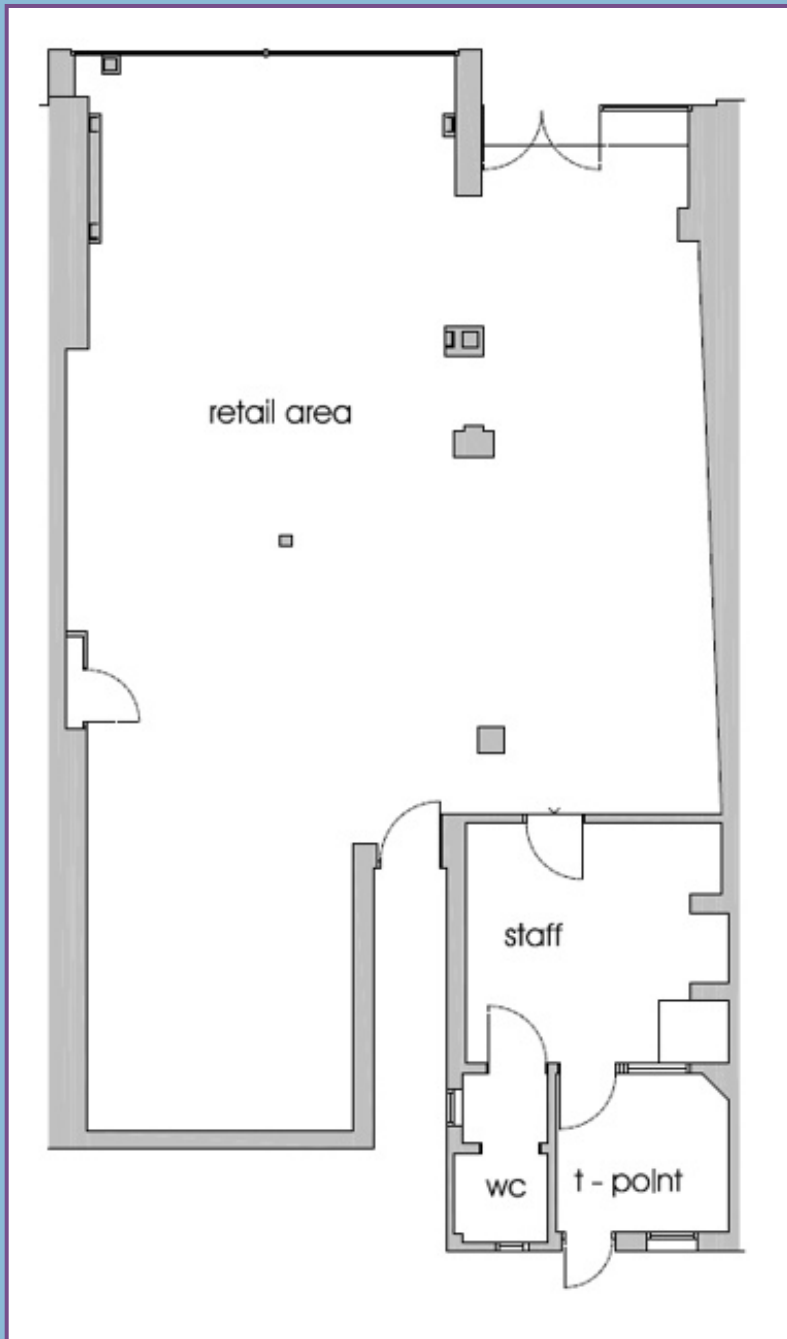
The premises provide the following approximate floor areas:

Net Frontage	26.7 ft	8.15 m
Sales Area	1054 sqft	98 sqm
ITZA	775	-
Staff Area	159 sqft	14.8 sqm
<b>Total NIA</b>	<b>1,214 sqft</b>	<b>112.8 sqm</b>

## LOCATION

Felixstowe is a popular tourist destination and offers a range of amenities, including shops, restaurants, cafes, and outdoor attractions like beaches, parks, and golf courses. The town also has excellent transport links, including a railway station and a major port, making it an important hub for UK commerce and industry. The premises is located on the northern side of the main shopping thoroughfare in Hamilton Road being close to Café Nero, Greggs, Lloyds bank and other multiple retailers.





### RATEABLE VALUE

We understand that the property has the following rating assessment from 1<sup>st</sup> April 2023:

Rateable Value: £28,750

**Rates Payable (23/24) £14,346.25**

The above figures do not take into account any rates relief for qualifying occupier.

### 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.

### TERMS

The premises is offered on the basis of a new lease on full repairing and insuring terms subject to surrender.

### SERVICES

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

### VAT

We understand that the property has been elected for VAT.

### LEGAL COSTS

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

### VIEWING & INFORMATION

Please contact:

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Energy rating

**C**

Valid until: 18 January 2033

Certificate number: 3896-9393-9784-3430-0972

[www.esassociates.co.uk](http://www.esassociates.co.uk)

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