

TO LET PRIME RETAIL UNIT

37-39 Hamilton Road Felixstowe Suffolk IP11 7BB

£19,500 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

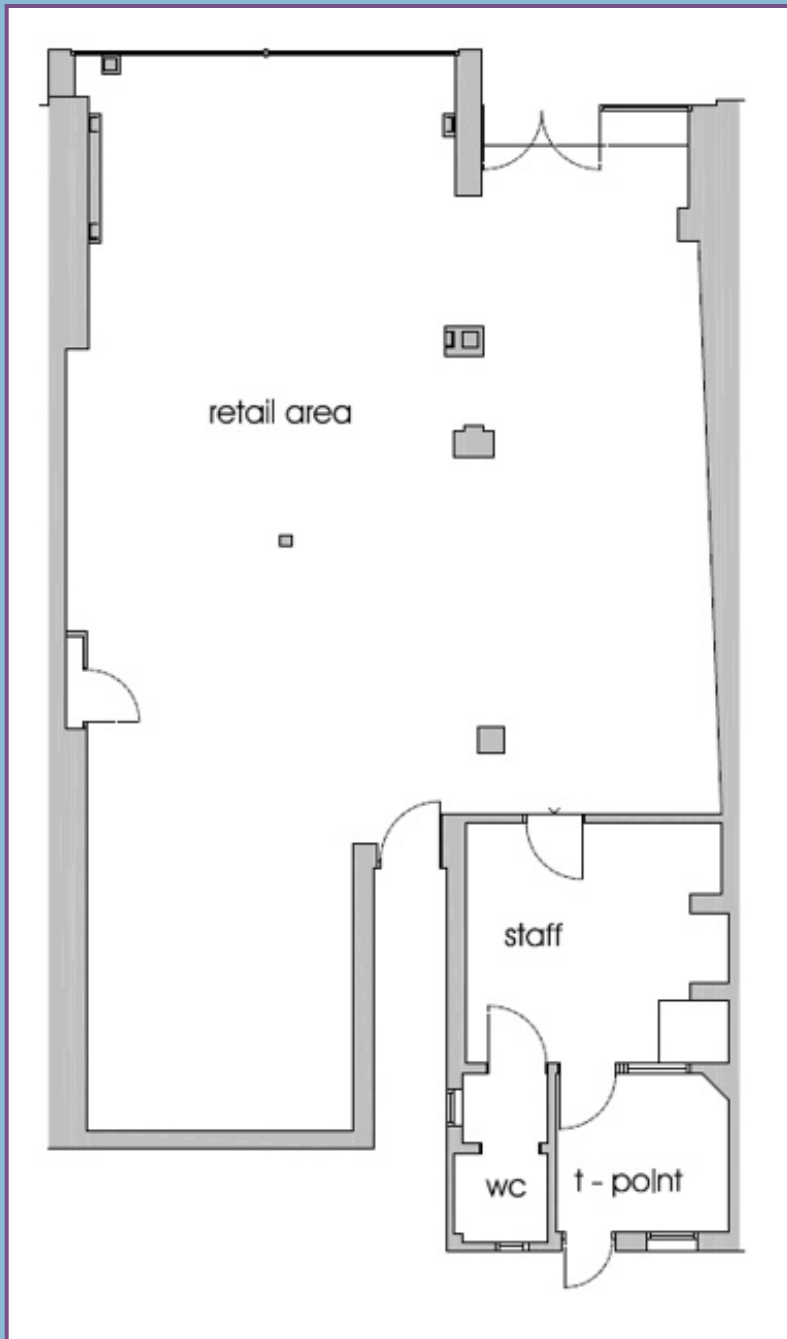
The premises provide the following approximate floor areas:

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

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 1st 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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or

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Energy rating

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Valid until:

18 January 2033

Certificate number:

3896-9393-9784-3430-0972

www.esassociates.co.uk

These particulars are provided only as a general guide to the property and do not form part of any contract. Whilst all details are given in good faith, and are believed to be correct, any intended purchaser or tenant must satisfy themselves independently as to their accuracy. Elsom Spettigue Associates are not authorised to make or give representation or warranty whatever in relation to this property.