

TO LET PRIME RETAIL UNIT

37-39 Hamilton Road Felixstowe Suffolk IP11 7BB



£19,000 pax

DESCRIPTION

The property, which formerly traded as One Stop Convenience Store, comprises an extensive and well fitted shop unit with excellent frontage onto Hamilton Road, the main shopping thoroughfare, and extends to approximately 1,214 sqft (112.8 sqm). The premises provide staff room, staff facilities and kitchenette.

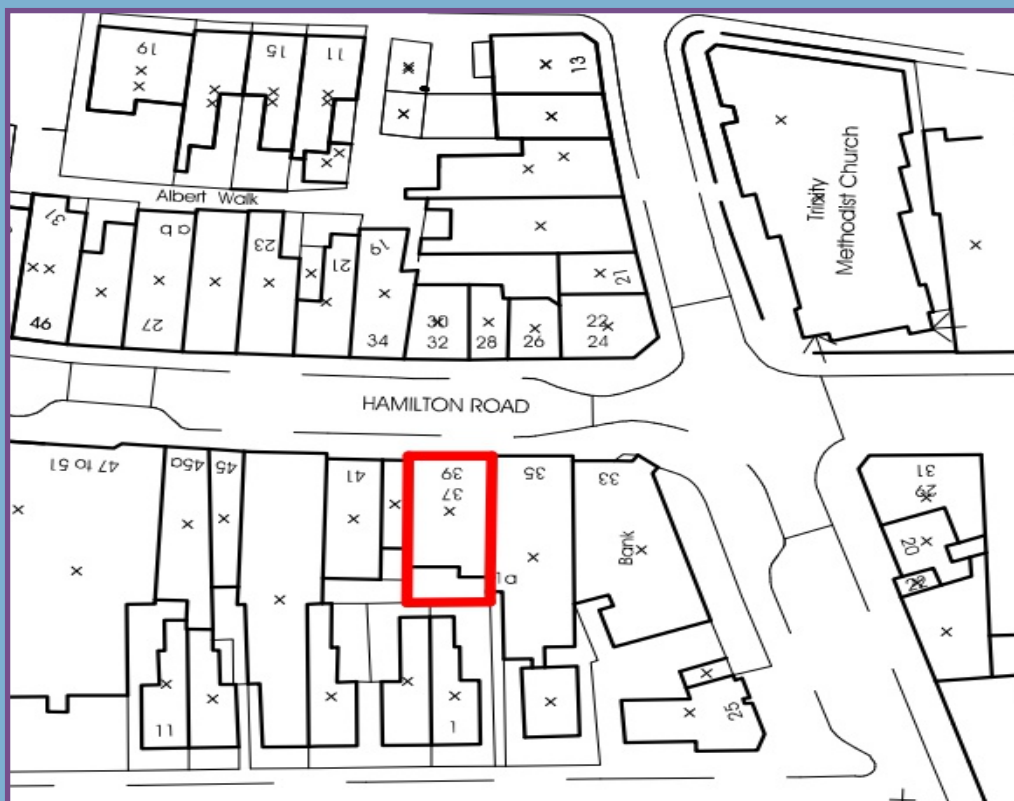
ACCOMMODATION

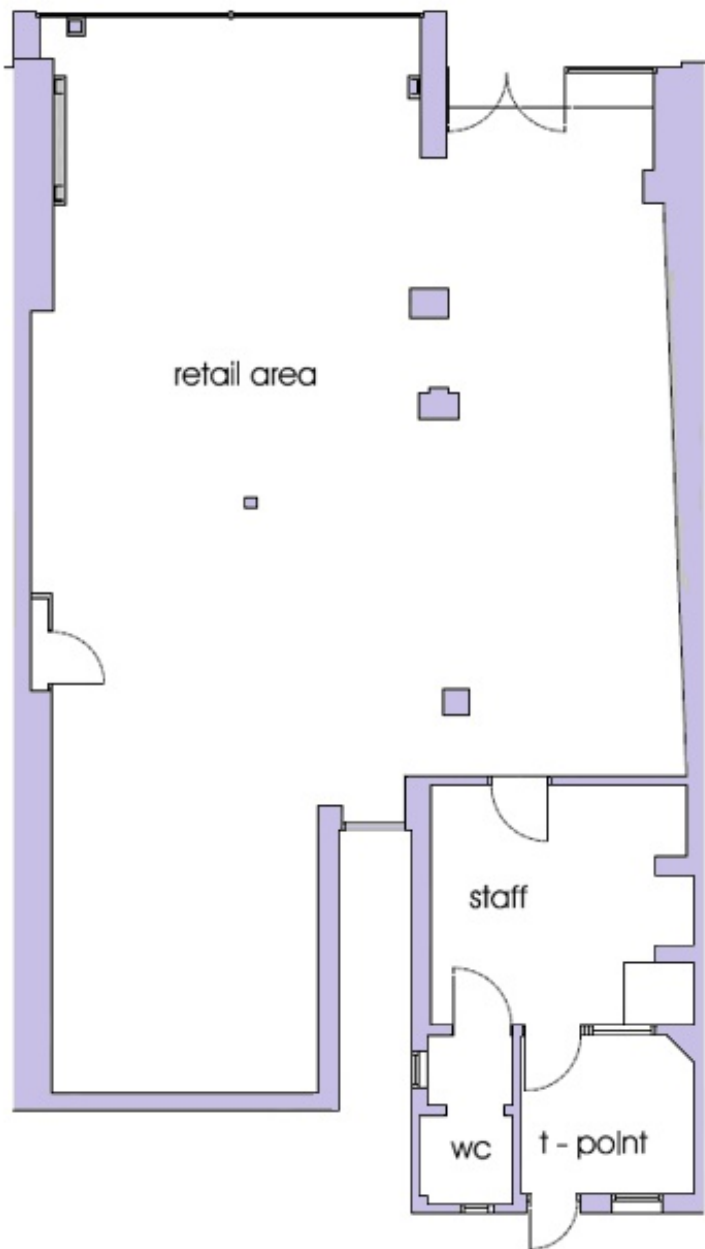
The premises provide the following approximate floor areas:

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 2026:

Rateable Value: £21,250

Rates Payable (26/27) **£10,603.75**

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

PLANNING

The property has previously been used for Class E 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 for a minimum term of five years.

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:

Oakley Elsom

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Energy rating

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Valid until:

18 January 2033

Certificate number:

3896-9393-9784-3430-0972

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IMPORTANT NOTICE

In accordance with anti-money laundering regulations interested parties will be required to provide certain information in accordance with AML legislation.

IMPORTANT NOTICE

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.