

Class E Retail

TO LET: Class E Retail Unit adjacent to Busy Supermarket

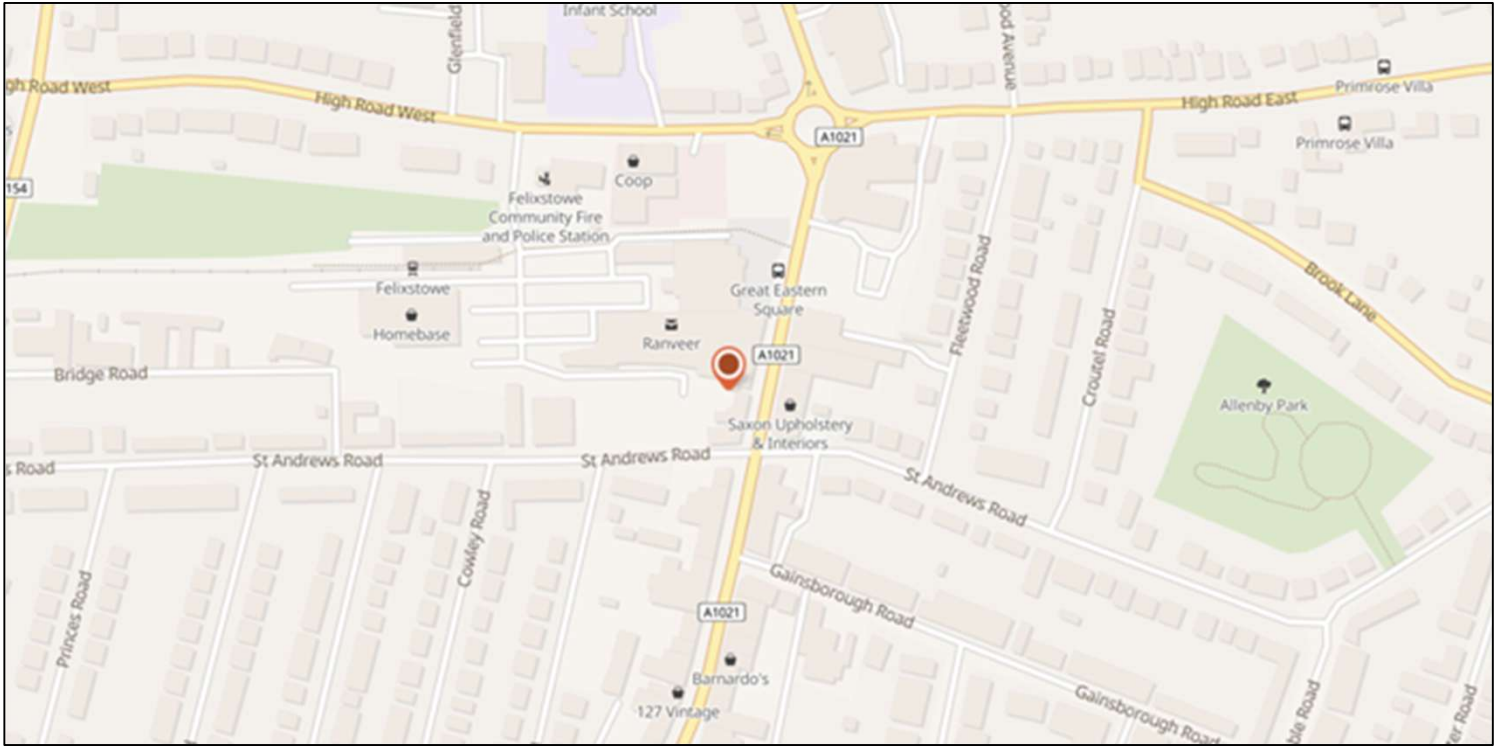



Unit 5 Great Eastern Square, Felixstowe, Suffolk IP11 7DY

Approx. 106 sq m (1,141 sq ft)

- **Prominent location in a high footfall area, next to busy Sainsbury's supermarket**
- **Adjacent to town centre amenities, next to Felixstowe Rail Station**
- **Close to the Port of Felixstowe**
- **Potential for refurbishment, would suit a variety of uses, STPP**
- **Convenient free surface car parking at the rear**
- **Available to let at a rent of £16,000 per annum exclusive**







SCHEDULE
Unit 5 to red line 106 sq m (1,141 sq ft)

PRELIMINARY ISSUE

PROJECT
Unit 5 Plan as Existing
Great Eastern Square
Felixstowe
For
East of England Co-op.


SCALE 1:100onA3 DATE Jan. 2025

DRAWN _____ CHW/D/AUTH _____

David Clarke & Associates


TURRET HOUSE
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DCA
BUILDING DESIGN
CONSULTANTS LTD

floor plan
1:100



sign off schedule name	signature	date
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DRAWING NUMBER REVISION

5120-S1

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Accommodation (all areas are approximate)

Approx. 106 sq m (1,141 sq ft)

Planning

We understand that the property currently has consent for Class E retail use.

All interested parties should make their own enquiries with East Suffolk Council on 0333 016 2000.

Services & Service Charge

We understand that all mains services are available.

Service charge to be confirmed.

Business Rates

To be assessed. All interested parties should contact East Suffolk Council.

EPC

Rating 71C, Certificate Number 0130-0431-5189-3192-6092, valid until 30th March 2030.

Legal Costs

Each party to bear responsibility for their own legal costs incurred in this transaction.

Viewing

Strictly by prior appointment with sole agents Penn Commercial on:



Suite C, Orwell House,
The Strand, Wherstead,
Ipswich IP2 8NJ

01473 211933

rachael@penncommercial.co.uk

penncommercial.co.uk

Location

Felixstowe is a busy holiday/market town, which enjoys excellent road communications via the A14, which in turn links to the A12, and thereby gives access to the motorway network via the M11/ M25. Cambridge/the M11 is approximately 72 miles to the West, with London/the M25 circa 70 miles to the south west.

Felixstowe is home to the Port of Felixstowe, the UK's largest container port, and the town hosts a large number of logistics offices, hauliers, freight forwarders and associated port/maritime industries, as well as offering a vibrant retail scene.

Situation

The unit – formerly a bakery – is located next to the newly-opened Sainsbury's supermarket in the Great Eastern Square complex.

The site offers excellent connectivity, being just a few miles from the main A14, and is located next to Felixstowe Rail Station.

It is popular with Felixstowe residents and visitors alike, containing a mix of retail operators, including Co-op Travel, Emmaus Suffolk Well Being Hub, Toggs Clothing, Adam and Eve Hairdressers, Utopia Beauty Felixstowe, Suffolk Building Society and The Range.

There is extensive free on-site customer car parking immediately adjacent to the unit, overseen by Sainsbury's (time limit of two hours' maximum for shoppers). A small car parking area is available behind the Emmaus and Toggs units, retained by the client, for tenant parking.

Description

Flexible Class E retail unit, suitable for a variety of uses, STPP. Providing a main retail area, plus ancillary adjoining rooms, and WC.

Prominent entrance with double doors to the supermarket concourse. Water / electricity are connected.

Potential for occupier to strip and fit out the unit in return for Landlord incentives.

Terms & Tenure

The property is available to let on new lease terms, for a term of years to be agreed, at a rent of £16,000 per sq ft per annum exclusive. VAT is applicable.

