

## TO LET: Spacious Three-Storey Retail Unit in Main Thoroughfare



**Former Argos Store, 21-27 Hamilton  
Road, Felixstowe, Suffolk IP11 7AX**

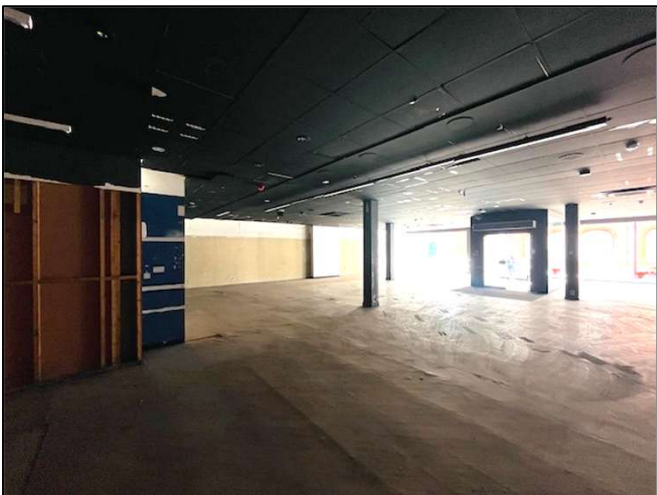
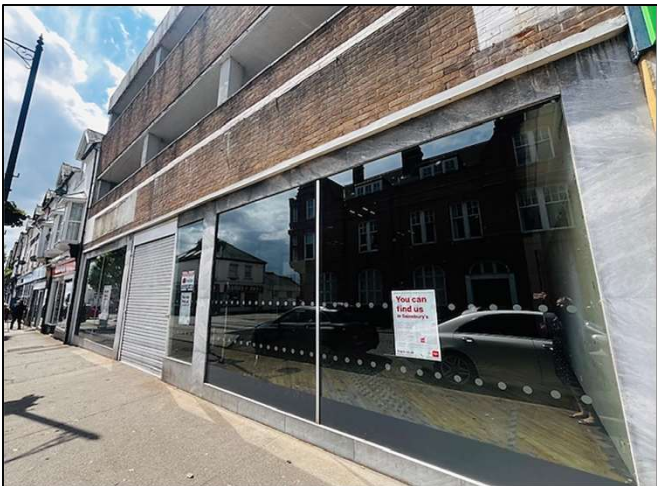
**Total Area 913.50 sq m (9,833 sq ft)**

- **Three-storey building, Class E planning**
- **Prominent location in the town's main shopping / leisure thoroughfare**
- **Could be suitable for a variety of uses, STPP – inc. retail unit, showroom, restaurant / café**
- **With a rear loading bay and rear access**

**To let on a new lease, rent of £37,500 per annum  
exclusive.**



**2021 WINNER**  
MOST ACTIVE AGENT  
SUFFOLK





## 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.

## Situation

The property is located in a prominent position in Felixstowe's main retail / leisure thoroughfare. There are parking spaces for loading at the front of the premises, and limited free on-street parking is available in nearby Sea Road, Hamilton Road and other adjoining streets. Paid surface parking is available just a short distance away in Ranelagh Road.

## Description

The property comprises a three-storey retail building, formerly a popular Argos store, offering a spacious ground floor retail area, with a rear loading bay and rear access

The upper floors offer spacious accommodation, which would be suitable for storage.

Nearby occupiers include Job Centre, Greggs, Bon Marche, Peacocks and a number of independent retailers and lifestyle stores.

## Planning

Use Class E. All interested parties should contact East Suffolk Council.

## Legal Costs

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

## Business Rates

Rateable Value £24,500. All interested parties should contact East Suffolk Council.

## Terms & Tenure

Available to let on a new lease, rent of £37,500 per annum exclusive.

## VAT

VAT is applicable.

## Energy Performance Certificate

Rating 45B, Certificate No. 5985-9232-2396-2027-0409, valid until 23<sup>rd</sup> September 2034.

## Services & Service Charge

We understand that mains electricity and water are connected to the property. NB: None of the services have been tested and it is the responsibility of the proposed tenant to satisfy themselves as to their operation / condition including IT and telecommunications links.

Service Charge to be confirmed.

## Accommodation (all areas are approximate)

Area	Size Sq M	Size Sq Ft
Ground Floor	344.30	3,706
First Floor	291.30	3,136
Second Floor	277.90	2,991
<b>Total</b>	<b>913.50</b>	<b>9,833</b>

## 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](mailto:rachael@penncommercial.co.uk)  
[penncommercial.co.uk](http://penncommercial.co.uk)

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