

Felixstowe - 67 Hamilton Road, Suffolk IP11 7BE
Retail Shop to Rent



BLUE ALPINE

PROPERTY CONSULTANTS



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Retail Shop to Rent



Property Features:

- Comprises ground floor retail shop
- Suitable for variety of uses (Class E)
- VAT is applicable to this property
- Available on a new lease with flexible terms
- Situated in the heart of the town centre
- Occupiers close by include Café Nero, Iceland, Superdrug, Clarks, Greggs, Subway and many more.

Property Description:

Comprises ground floor retail shop, providing the following accommodation and dimensions:

Ground Floor: 80 sq m (861 sq ft)

Open plan retail, storage, kitchen, wc



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Terms:

Available on a new lease with terms to be agreed by negotiation

Rent: £384.62 + VAT per week (PCM: £1,666.66 + VAT)

Deposit: £5,000 (3 Months)

Rateable Value:

Rateable Value - £15,750 p.a.

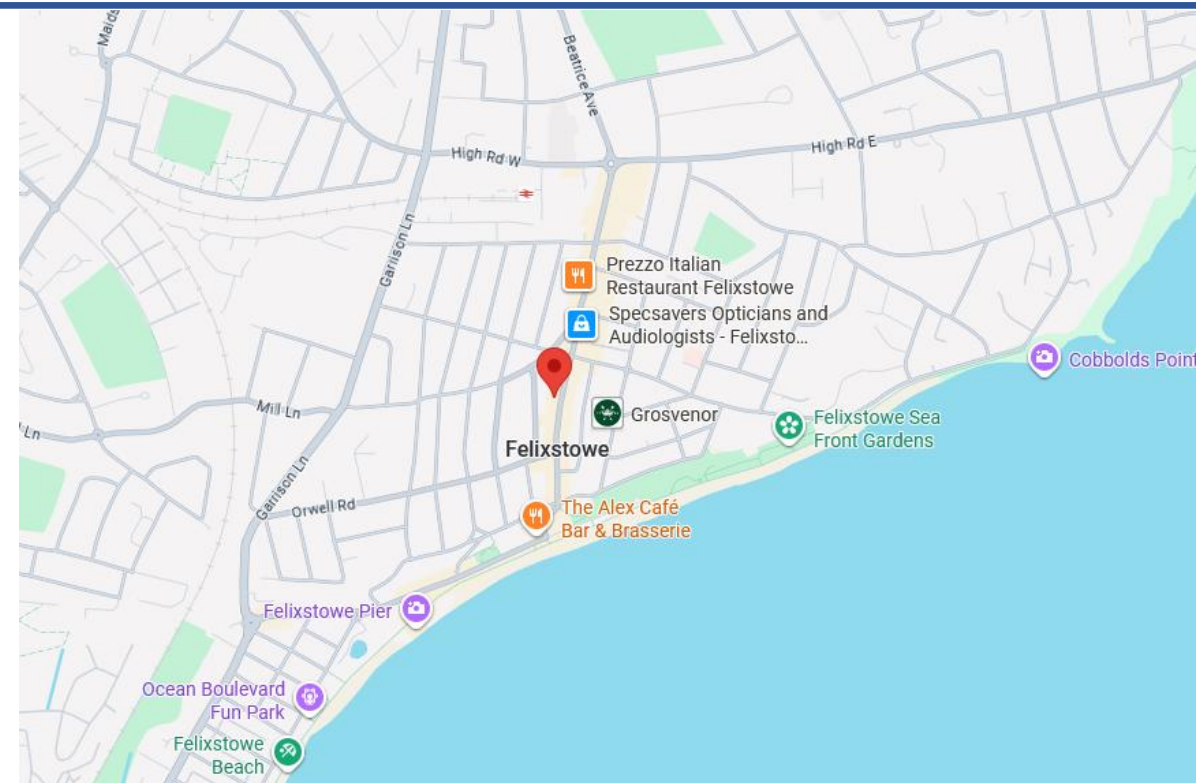
Rates Payable - £5,985 p.a.

EPC:

The property benefits from a D Rating. Certificate and further details available on request.

Location:

The property is situated on Hamilton Road in Felixstowe, a well-established and busy commercial area within the town centre. The location benefits from a high level of footfall and passing traffic, making it ideal for a range of businesses. Felixstowe is a popular coastal town in Suffolk, known for its port and strong local economy. The property is well-connected via road links, including easy access to the A14, providing routes to Ipswich and beyond. Nearby amenities include a mix of retail shops, cafes, and local services, enhancing the overall appeal of the location



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Contacts:

For further information or to schedule a viewing, please contact a member of our team below.



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