

DIAMOND MILLS

SALES

LETTINGS

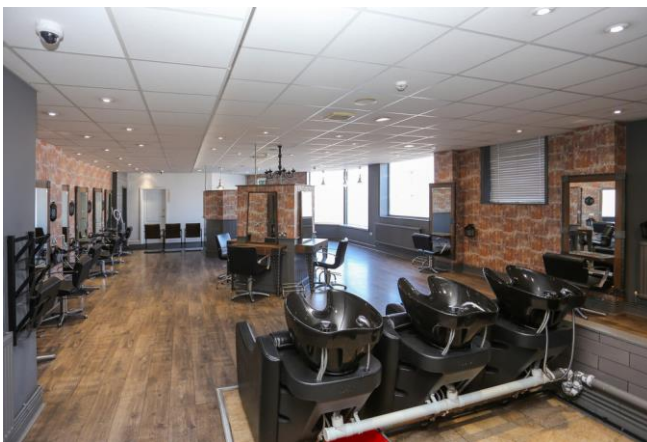
AUCTIONS

VALUATIONS

73-75 High Road West, Felixstowe, IP11 9AA



A rare opportunity to purchase a FREEHOLD 1900sq ft (sts) commercial property situated in a prime position on the corner of High Road West and Garrison Lane.



£255,000 FREEHOLD



117 HAMILTON ROAD, FELIXSTOWE, SUFFOLK, IP11 7BL

Tel: 01394 282281

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Key Features

- **COMMERCIAL PREMISES**
- **VACANT RETAIL UNIT**
- **TENANTED SMALL UNITS PROVIDING INCOME**
- **OFF ROAD PARKING**
- **KITCHEN**
- **FORMERLY A SUCCESSFUL HAIR SALON**
- **FREEHOLD FOR SALE**
- **WOULD SUIT A VARIETY OF BUSINESSES**

The premises offers a large VACANT shop area with separate kitchen and W.C and a number of separate rooms currently let providing an income of £1660 per calendar month. Outside the property benefits two off road parking spaces to the rear and three to the front. Rateable value approx. £18,500 per annum.

The accommodation with approximate room sizes:

MAIN RETAIL AREA

42' 9" x 24' 8" (13.03m x 7.52m) Side aspect entry door, side and front aspect window, 3 radiators, wood effect floor, recess spot lights, carpeted entrance, utility store cupboard.

KITCHEN

17' 1" x 15' 4" (5.21m x 4.67m) Two side aspect windows, rear aspect window, side aspect door, wood effect floor, radiator, worktops, twin bowl stainless steel sink, gas fired boiler.

SEPARATE DISABLED WC

8' 7" x 7' 1" (2.62m x 2.16m) Rear aspect window, water cylinder cupboard, wood effect floor, radiator, extractor fan.

AGENTS NOTE

The premises also incorporates the leases of: 75a, 73a and Flats 1 & 2 Marshalls Corner.

EPC

Rating E.

AGENTS NOTE

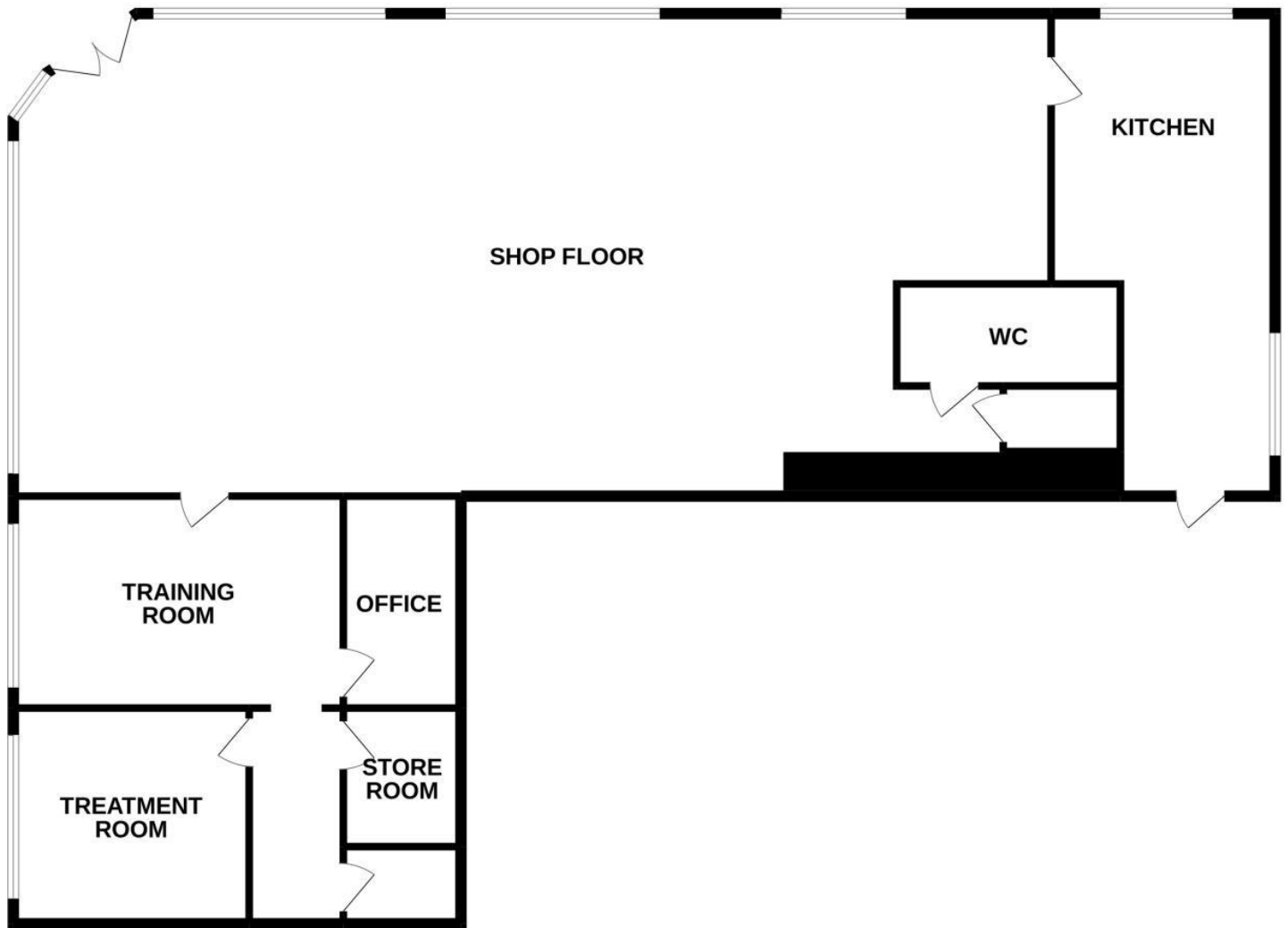
DIAMOND MILLS & CO. have not tested any electrical systems, appliances, plumbing or heating systems and cannot testify that they are in working condition.

VACANT POSSESSION ON COMPLETION

VIEWING

By prior appointment with the vendors agents -
DIAMOND MILLS & CO. (01394) 282281.

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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