

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



Retail/Café Premises Available

To Let

- Situated within the popular Great Eastern Square Shopping Centre
- Self contained unit with glazed frontage into the main shopping atrium
- Rent £7,950 per annum exclusive
- Suitable for a variety of uses, subject to planning
- Additional accommodation available, subject to negotiation



- **Most Active Agent Essex** 2019, 2020, 2021 & 2022
- **Most Active Agent Suffolk** 2020 & 2022
- **Dealmaker of the Year Essex** 2019 & 2020
- **Dealmaker of the Year Suffolk** 2020
- **Dealmaker of the Year South East** 2021 & 2022



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Details

Location

Felixstowe is a popular East Anglian tourist town with a resident population of approximately 24,000, which increases significantly during the summer tourist season. It is also home to the UK largest container port.

Great Eastern Square is a popular shopping centre providing a variety of retail outlets including a convenience store, hairdressers, café and pub.

The unit occupies a good position within Great Eastern Square, adjacent the rear entrance.

Description

The premises comprise a self contained café/retail unit with glazed frontages into the main shopping centre and rear car park. The unit currently comprises a seating area incorporating a kitchen to one side. Ancillary accommodation includes WCs.

The specification includes fluorescent lighting, wall mounted air-conditioning and vinyl floor coverings.

Shared car parking is available in the main shopping centre car park to the rear.

Additional accommodation is available within the former bakery to the rear to create a larger unit, further details available upon request.

Accommodation

The property provides the following approximate net internal floor areas:

Café/Retail Area	765 sq ft	(71.12 sq m)
WCs	--	--
Total Net Internal Floor Area	<u>765 sq ft</u>	<u>(71.12 sq m)</u>

Additional floor space available up to 991 sq ft (92.06 sq m)

Business Rates

The property is assessed as follows:

Rateable Value:	£7,000
Rates Payable (2023/24):	£3,493

Small business rate relief may be available providing up to 100% exemption. All interested parties should speak to the local rating authority to verify their rates liability.

Planning

We understand the premises are within Class E (Commercial, Business & Service) of the Town and Country Planning (Use Classes) Order 1987 (As Amended).

All interested parties should make their own enquiries with the local planning authority.

Services

We understand the property is connected to mains water, electricity and drainage.

We have not tested any of the services and all interested parties should rely upon their own enquiries with the relevant utility companies in connection with the availability and capacity of all those serving the property including IT and telecommunication links.

Local Authority

East Suffolk District Council
East Suffolk House
Station Road
Melton
Woodbridge IP12 1RT
Tel: 01394 383789

Terms

The property is available on a new business lease upon terms to be agreed at an initial rent of £7,950 per annum exclusive.

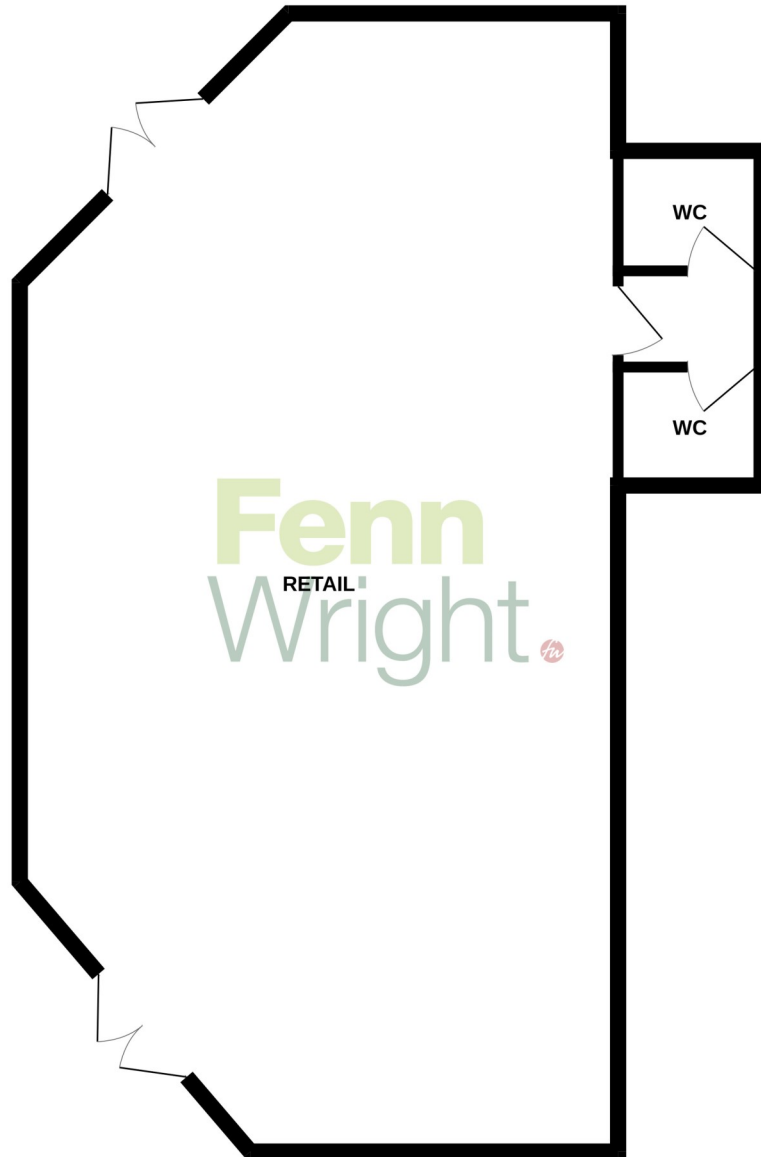
The rent is subject to VAT.

A service charge is payable, further details available upon request.

Legal Costs

Each party is to be responsible for their own legal costs.

GROUND FLOOR

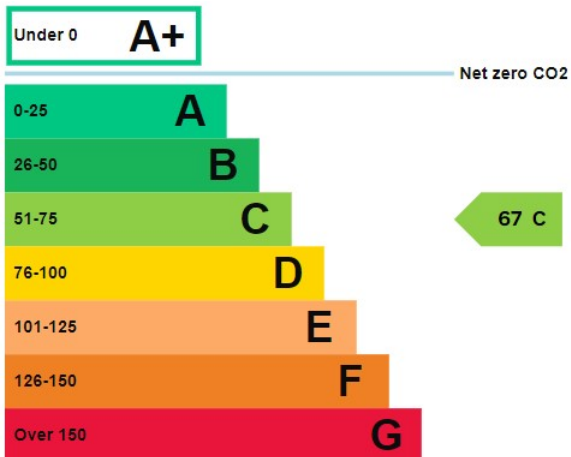


FLOOR PLAN - FOR IDENTIFICATION PURPOSES ONLY & NOT TO BE RELIED UPON

Particulars

Prepared in September 2023.

EPC



Viewing

Strictly by prior appointment with the sole agents:

Fenn Wright

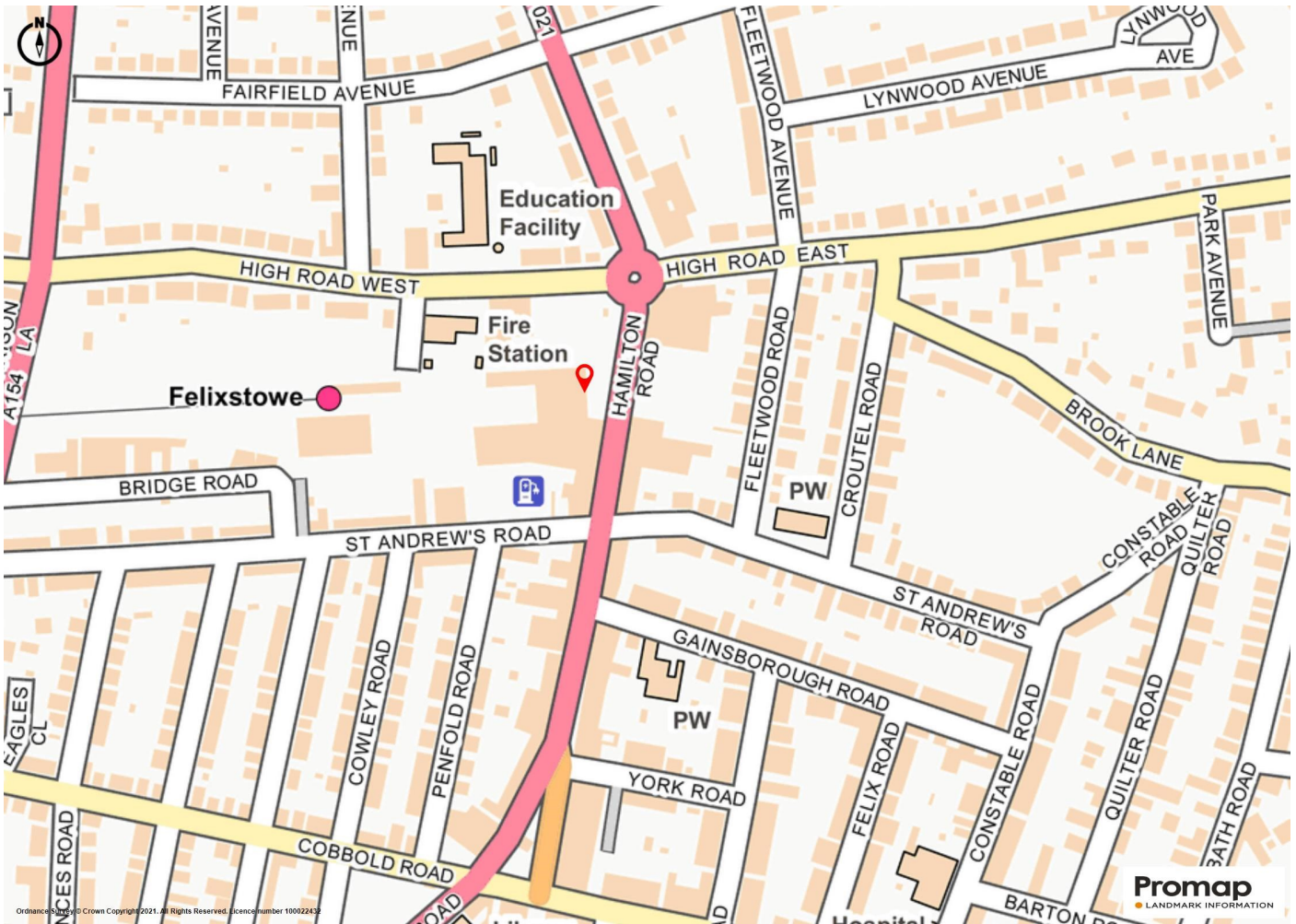
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For further information

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