







Prominent Felixstowe town centre position, previously trading as cafe, with potential for alternative retail/service use. High footfall location close to local library, opposite a busy car park, bus stop, cinema and popular meeting point where most town centre public events and activities take place. Lock up shop is offered with option to include 3 bedroom self contained residential accommodation above (for an additional £12,000pa). Nearby retailers include Tesco, Specsavers, Boots, Holland & Barrett, Vodaphone and a vibrant mix of many local independent businesses. Felixstowe is rapidly becoming the destination of choice for day trippers, holidaymakers and those looking to move to the coast. The award winning beaches, friendly locals and growing food and drink scene have elevated the town to be voted as the happiest place to live in Suffolk, by the readers of the East Anglian Daily Times.

**Ground Floor** *46 sq m - 500 sq ft*

Double fronted corner shop with full glass frontage, cafe area is 5.9m x 6.8m approx, Kitchen/Back room area is approximately 4m x 3.6m. Outside at rear, concrete backyard, bin and storage shed.

**Term**

Lock up shop 46m<sup>2</sup> (500sq.ft): £12,000 pa. Option to include 3 bedroom residential accommodation above: Additional £12,000 (total: £24,000) Available on a new lease with terms to be agreed by negotiation. Deposit of 3 months rent.

**Optional residential accomodation above:**

First Floor- Large lounge, cloakroom, kitchen and a family bathroom. Second Floor- 3 bedrooms, 2x doubles and 1x single

