



ARKWRIGHT & CO
RESIDENTIAL & COMMERCIAL AGENTS

66-68 Hamilton Road, Felixstowe, IP11 7AJ

Town Centre Shop To Let



- 100% Prime Pitch
- Use Class E
- 2,873 Sq Ft (266.8 Sq M)



Location

Felixstowe is situated approximately 15 miles south east of Ipswich with a population of just under 25,000. Felixstowe Port is one of the largest container ports in the country and the town has excellent road communications via the A14 linking into the A12 and the national motorway network. The property occupies a central trading location on Hamilton Road which is the prime shopping destination in Felixstowe.

The property is adjacent to WHSmith and Vodafone and in the immediate vicinity are many other multiple retailers including Costa, Superdrug, Clintons, Clarks, Boots and Santander and Halifax banks and Nationwide Building Society.

Accommodation

The property is arranged on ground and first and second floors with the following approximate areas:-

Ground Floor:

Sales	1,734 sq ft	161.1 sq m
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First Floor:

Ancillary/Staff	318 sq ft	29.5 sq m
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Second Floor:

Storage	393 sq ft	36.5 sq m
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Basement	428 sq ft	39.7 sq m
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Total	2,873 sq ft	266.8 sq m
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Legal Costs

Both parties to be responsible for their own legal costs incurred in any transaction.

Business Rates

We understand from the Valuation Office Agency website that the property has a rating assessment of £45,750 with effect from 1 April 2017. Interested parties are advised to make their own enquiries.

Tenure

The property is being offered by way of a new full repairing and insuring lease on a length of term to be agreed at a commencing rental of **£40,000 pax**.

EPC

Further details are available upon request.

Viewing and Further Information

Viewing strictly by appointment with the joint sole agents:

Francis Darrah Chartered Surveyors

Contact: Graham Mackintosh

Phone: 01603 66630

Email: graham.@fdarah.co.uk

John Arkwright & Co

Contact: Bertie Arkwright

Phone: 0207 495 7090

Email: bertie.arkwright@jarkwright.co.uk

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