



TO LET

M

UNIT 82

80 - 86 Hamilton Road,  
Felixstowe,  
Suffolk, IP11 7AD

Local Occupiers Include

SUBWAY



### DESCRIPTION

Prominent retail unit available on Hamilton Road in Felixstowe's prime shopping location. The area benefits from high footfall with nearby occupiers including Boots and Subway making it ideal for a variety of retail uses.

### UNIT SIZE

Total Area: 934 sq.ft (86.77 sq.m)

### RENT

£20,000 per annum, exclusive of VAT (pax)

### BUSINESS RATES

Rateable Value: £16,000

### SERVICE CHARGE & INSURANCE

Service Charge: £1,113

Insurance: £377

### ENERGY PERFORMANCE

EPC rating of B. Further information available upon request.

### PLANNING

We understand that the property has a Class E planning consent. Interested parties should satisfy themselves that the premises have planning consent for their proposed use.

### LEGAL COSTS

Each party is responsible for their own legal costs in connection with the granting of a lease.



4

Retail Units On-Site



934 sq.ft

Total Unit Area



What Three Words  
sheep.pillow.code

# HAMILTON ROAD

# SITE MAP



## SHEET ANCHOR EVOLVE

part of M<sup>i</sup>Core



**Harry Eades**

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### Viewing

Strictly via prior appointment  
with the appointed agents



**Vanessa Penn**

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\*\*Average data taken from research carried out between 7th to 13th February 2018, where cars parking at the centre were counted by an automated system. Number of visitors per car averaged at 2 per vehicle. The figure does not include visitors arriving on public transport or walking to the centre.

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