

**UNIT 82** 

#### **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



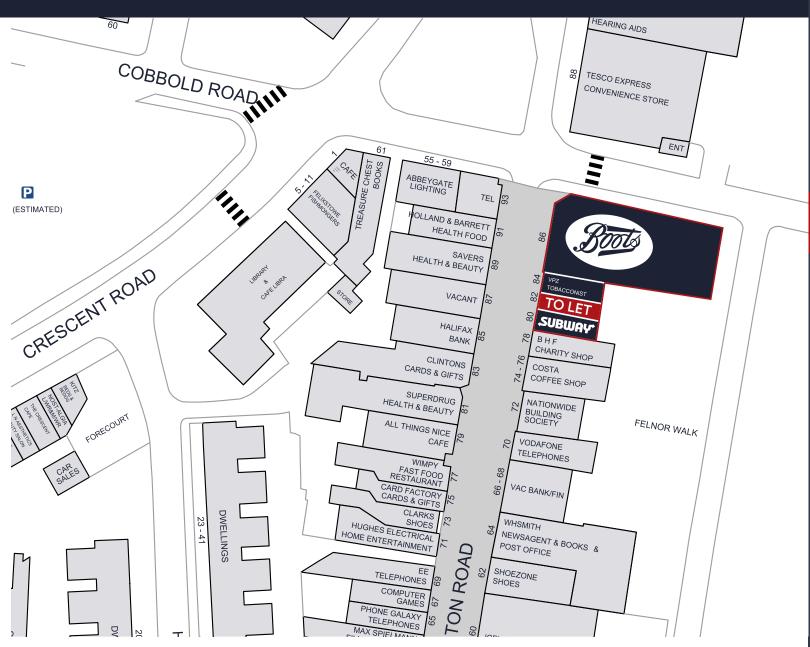
934 sq.ft

Total Unit Area



## **HAMILTON ROAD**

### **SITE MAP**



MSERFESTATION A.CT. 1997 London & Cambridge Properties Limited (Company Number 02985002) he registered office of which is at LCP House, Pennert Estats, Kingawinford, West Middlands DIV 7NA is subdialries (as defined in section 186 of the Companies Act 2006) associated companies and employees ("we") give notice that. While these particulars are believed to be correct to guarant varianty is given, or implicated them, or presentation on the best of most and information in the brockhur is accurated and up to a clear table. We do not best to ensure all end produces in a contract of the produces and up to the desired and the produces and up to the desired and the produces are the produces and up to the produces and up to the produces and up to the produces and the produces are the produces and up to the produces are the produces are the produces are the produces and up to the produces are the

#### \*\*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 cen

# SHEET ANCHOR EVOLVE

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**Viewing**Strictly via prior appointment with the appointed agents



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