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Class E Retail/Office

TO LET: Class E Retail/Office Unit in Town Centre



3 Victoria Street, Felixstowe, Suffolk IP11 7EW

Total Area Approx. 95.64 sq m (1,029.47 sq ft)

- Former Gymophobics gym
- Convenient town centre location
- Short-term car parking in front – close to Ranelagh Road public car park
- Close to town centre amenities & a short walk to Felixstowe Rail Station
- Potential for refurbishment, would suit a variety of uses, inc. retail, office, café, salon, therapy centre, STPP

Available to let at a rent of £16,500 per annum exclusive.


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Accommodation (all areas are approximate)

Total Area Approx. 95.64 sq m (1,029.47 sq ft)

Services & Service Charge

We understand that mains electricity and are connected to the property. NB: None of the services have been tested and it is the responsibility of the proposed tenant to satisfy themselves as to their operation/condition including IT and telecommunications links.

Business Rates

Rateable Value: £6,880. All interested parties should contact East Suffolk Council.

Legal Costs

Each party to bear responsibility for their own legal costs incurred in this transaction.

EPC

To be confirmed.

Viewing

Strictly by prior appointment with sole agents Penn Commercial on:

Suite C, Orwell House,
The Strand, Wherstead,
Ipswich IP2 8NJ

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Location

Felixstowe is a busy holiday/market town, which enjoys excellent road communications via the A14, which in turn links to the A12, and thereby gives access to the motorway network via the M11/ M25. Cambridge/the M11 is approximately 72 miles to the West, with London/the M25 circa 70 miles to the south west.

Felixstowe is home to the Port of Felixstowe, the UK's largest container port, and the town hosts a large number of logistics offices, hauliers, freight forwarders and associated port/maritime industries, as well as offering a vibrant retail scene.

Situation

The unit – formerly a popular Gymophobics gym – is located off the main Hamilton Road high street, and forms part of the former Barclays Bank building. The area is popular with a wide range of independent retailers, including Café on the Corner, Greyfriars Carpets, Scott Beckett Estate Agents, Basic Life Charity, China China, Livia's Boutique and A&B Glass.

Description

This former gym offers flexible Class E accommodation, suitable for a variety of uses, including retail, office, café, salon, therapy centre, STPP. Providing a main retail area, plus two ancillary adjoining rooms, bathroom/WC and two changing cubicles.

Prominent entrance onto Victoria Street, featuring large glass windows.

Short-term car parking is available in front, and the property is close to the Ranelagh Road public car park.

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Planning

We understand that the property currently has consent for Class E retail/office use. All interested parties should make their own enquiries with East Suffolk Council on 0333 016 2000.

Terms & Tenure

The property is available to let on new lease terms, for a term of years to be agreed, at a rent of £16,500 per annum exclusive.

VAT

VAT is not applicable.

