penn commercial
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Class E Retail/Office

TO LET: Three-storey Retail/Office Premises in Town Centre



18-20 Hamilton Road, Felixstowe, Suffolk IP11 7AR

Total Internal Floor Area: Approx. 708.70 sq m (7,629 sq ft)

- Former Barclays bank, across 3 floors, with basement
- Convenient town centre location
- Outside area at the rear of the premises
- On-site car parking could be available, at the rear of the premises
- 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, restaurant, public house, salon, therapy centre, STPP

Available to let with immediate effect, rent upon application.

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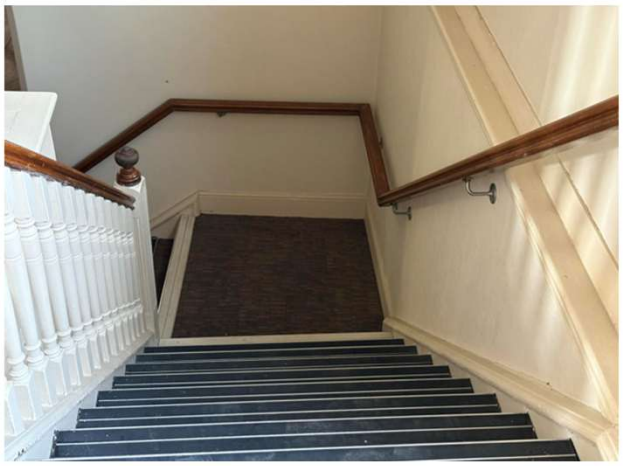




Fire door
keep shut

Accommodation (all areas are approximate)

Ground Floor:
Banking hall inc. staff area: 304.45 sq m (3,277 sq ft)
Strong room: 21.46 sq m (231 sq ft)
First Floor:
Offices & staff room: 212.19 sq m (2,284 sq ft)
Second Floor:
3 x rooms: 69.85 sq m (752 sq ft)
Basement:
Strong room, stores & former boiler room: 100.76 sq m (1,085 sq ft)

Total Internal Floor: Approx. 708.70 sq m (7,629 sq ft)

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.

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: £34,000. 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

Rating 54C, Certificate Number 3111-4132 8002-0499 9692, valid until 20th November 2032

Viewing

Strictly by prior appointment with agents Penn Commercial on:

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

01473 211933

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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 property – formerly Barclays bank – is located in the main Hamilton Road high street. 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

The former bank premises is arranged upon ground and two upper floors, with two basement areas.

The premises are accessed via a street entrance off Hamilton Road, with a rear access to the enclosed yard off Victoria Street.

The ground floor provides a large banking hall, with rear staff room and strong rooms.

The first floor is accessed via two internal flights of stairs and provides ancillary offices, staff room and WC facilities. Another flight of stairs leads to the second floor, providing further office accommodation.

There is an outside area to the rear of the building, on Victoria Street.

On-site car parking could be made available at the rear of the premises, on Victoria Street.

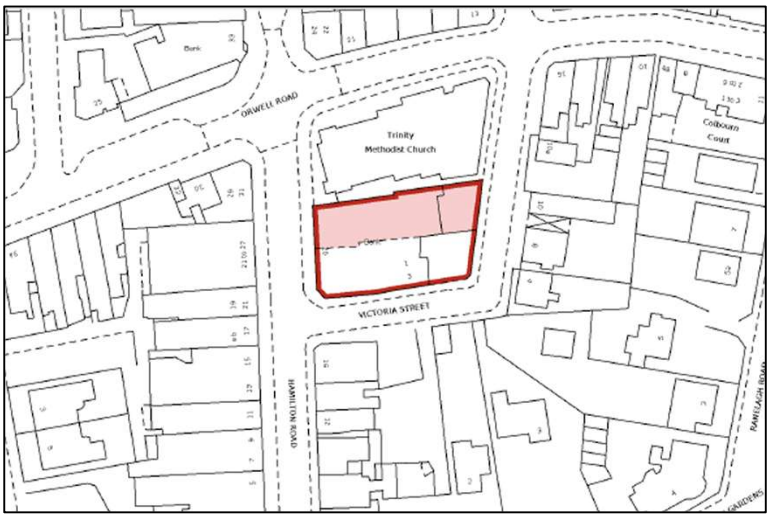
Short-term car parking is available in front, and the property is close to the Ranelagh Road public car park..

Terms & Tenure

The property is available to let on new lease terms, for a term of years to be agreed. Rent upon application.

VAT

VAT is not applicable.



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