penn commercial
01473 211933
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Class E/Former Gym Premises

FOR SALE: First Floor Former Gym

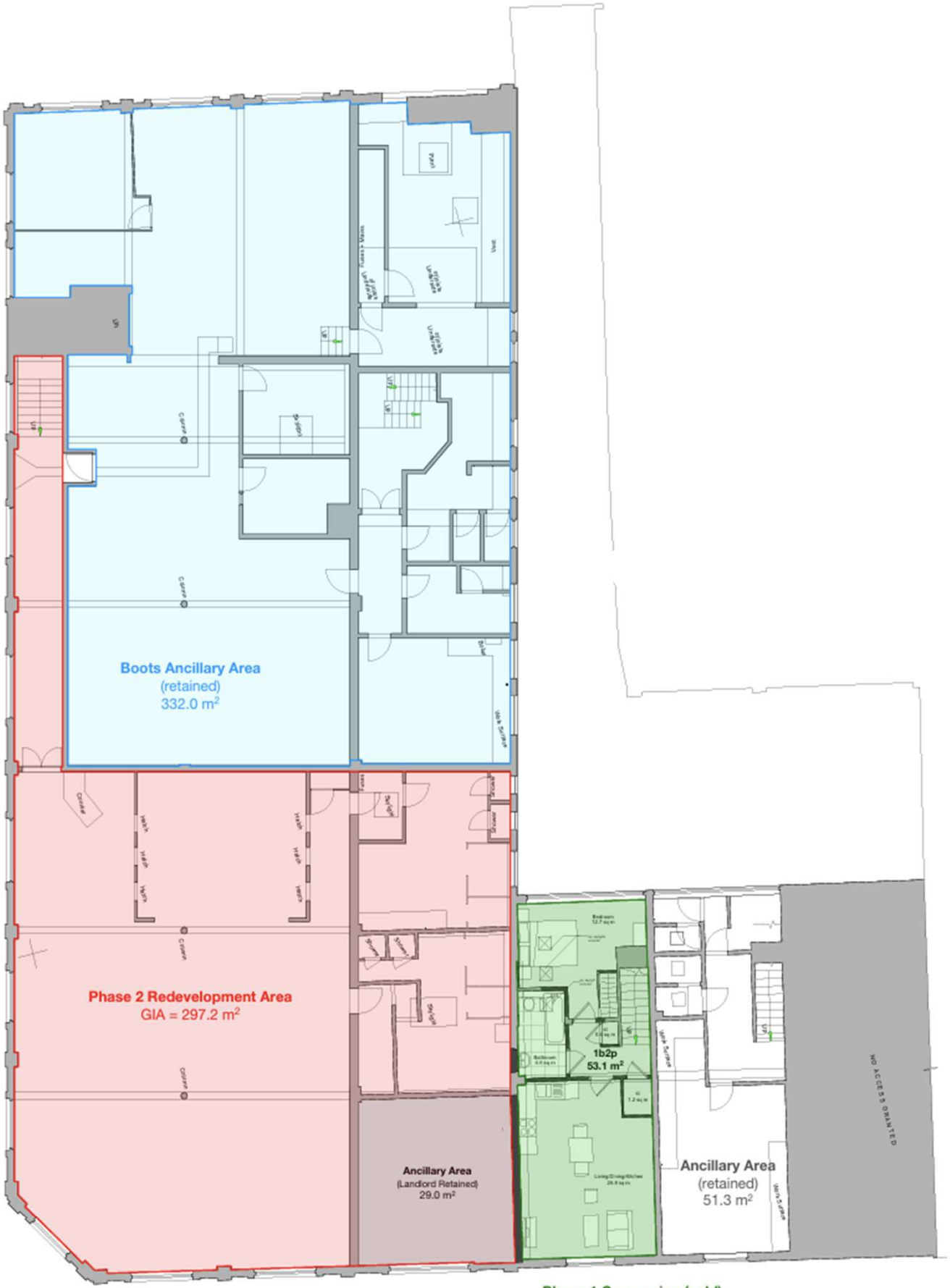


47 Cobbold Road, Felixstowe, Suffolk IP11 7EN

Total Area Approx. 243 sq m (2,615.6 sq ft)

- First Floor Class E business premises
- Would suit conversion to residential, STPP – with planning permission for 3 apartments
- Prominently located on a corner plot, on the pedestrianised area of the high street
- Situated above Boots, walking distance to the seafront & local car parking
- Accessed via the residential Cobbold Road

Available to purchase on a long leasehold basis with vacant possession at a price of £200,000 + VAT.



1 First
Scale: 1:100

0 5 10 M



2 Proposed - First (Phase Conversion)
Scale: 1:100

Phase 1 (sold) = 1 x 1B2P

Phase 2 (new conversion) = 2 x 2B4P (Flat A & B) 1 x 3B4P (Flat C*) = **3 flats**

** Optional as oversized 2B4P layout with en-suite*

NOTE

DO NOT SCALE DRAWINGS
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ALL DIMENSIONS TO BE CONFIRMED ON SITE
DISCREPANCIES TO BE VERIFIED PRIOR TO COMMENCEMENT OF WORKS

Rev	Date	Comments	D/B	Chk

Internal Ref Only

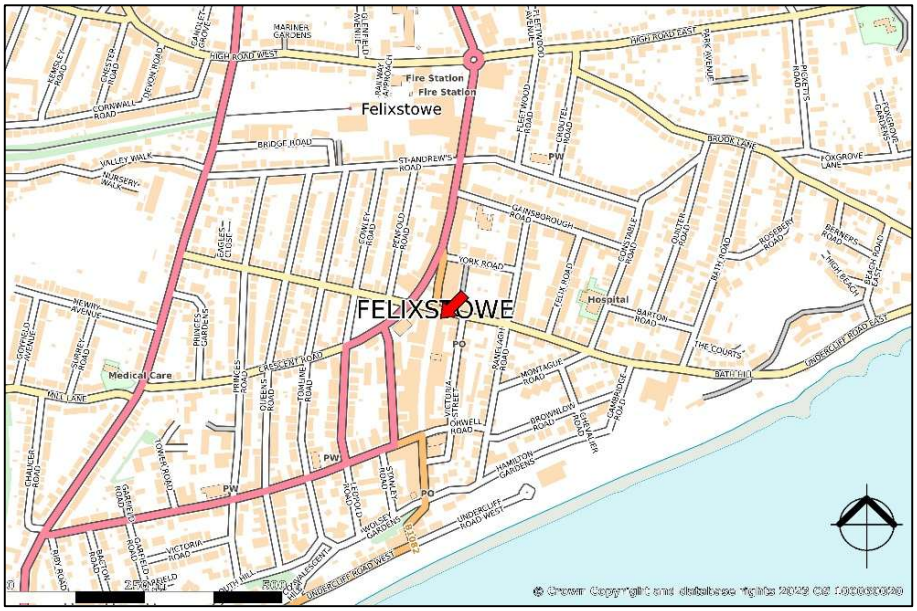
Scale: 1:100 @ A1		
Drawn: EW	Checked:	Date: Aug 26
Client: Sheet Anchor Evolve Ltd		

Residential Conversion at 1st Floor
84A Hamilton Road, Felixstowe
Suffolk IP11 7AF

Existing & Proposed Plans:
1st Floor

191001(SK)260829

EADY ARCHITECTURE
a: 18 Harrier Way Beckton London E6 5XG
e: info@eadyarchitecture.co.uk
t: +44 (0)7786 858 853



Location

Felixstowe is a popular and affluent seaside/port town that 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.

Planning

We understand the property to benefit from Class E use. With planning permission for residential conversion. Indicative plans for residential conversion have shown a viable split to provide one one-bedroom apartment, and two two-bedroom apartments. This would be subject to the usual conditions with conversion from Class E.

All interested parties should contact East Suffolk Council on 01394 444832.

Accommodation (all areas are approximate)

Total Area Approx. 243 sq m (2,615.6 sq ft)

VAT

We understand that the property is elected for VAT.

EPC

A full copy of the EPC is available upon request.

Viewing

Strictly by prior appointment, please contact us on:

rachael@penncommercial.co.uk
07471 083167

01473 211933

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

Situation

The property is situated on the first floor on the corner plot of Cobbold Road and Hamilton Road. Hamilton Road provides a prime trading position and is the pedestrianised high street of Felixstowe town centre. Nearby occupiers include Caffè Nero, Hays Travel, Iceland, Subway and Costa, together with various independent retailers. Cobbold Road is the beginning of the residential area between the town centre and the seafront.

Description

The property comprises a first-floor Class E unit, with return frontage on Hamilton Road. The property sits above the recently refurbished Boots, and adjoins an already-converted residential property. The current configuration is open plan, as the former use of a gym, with ladies and gents shower rooms.

Business Rates

The Rateable Value is to be reassessed.

Any queries regarding business rates should be directed to East Suffolk Council on 01394 444832.

Services & Utilities

We understand that mains electricity and water are connected to the property. None of the services have been tested and it is the responsibility of the interested party to satisfy themselves as to their operation / condition, including IT infrastructure. The Purchaser is responsible for all utilities.

There will be a Service Charge to contribute towards the maintenance of the building, and any privately managed services. Buildings insurance will be recharged separately. Service Charge to be confirmed.

Terms & Tenure

The premises are available for sale at a price of £200,000. The property will likely be sold as a long leasehold of 125 years.

There will be a Service Charge to contribute towards the maintenance of the building, and any privately managed services. Buildings insurance will be recharged separately. There will be a Service Charge to contribute towards the maintenance of the building, and any privately managed services. Buildings insurance will be recharged separately.

Further details available upon request.

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Tel: 01394 277007




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