

**Lot 24, 83 Hamilton Road, Felixstowe,  
Suffolk IP11 7BE**

For sale by Auction on 15th December 2022 (unless sold or withdrawn prior)



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## Property Information

### Freehold Retail Investment

- Entirely Let to Esquire Retail Limited (t/a Clinton Cards)
- Let on a New Lease until 2028 (Subject to option)
- Popular Suffolk Port Town
- Prime Retailing Position
- Outside the Security of Tenure Provisions of the Landlord and Tenant Act 1954
- Nearby Occupiers Include Boots, Halifax, Superdrug, Costa, Iceland and Wimpy.

#### Lot

24

#### Auction

15th December 2022

#### Rent

£27,500 per Annum Exclusive

#### Status

Available

#### Sector

High Street Retail

#### Auction Venue

Live Streamed Auction

### Location

#### Miles

12 miles south-east of Ipswich, 28 miles north-east of Colchester

#### Roads

A12, A14

#### Rail

Felixstowe Railway Station

#### Air

London Luton Airport, London Stansted Airport

### Situation

Felixstowe is a popular and attractive Suffolk port town and home to the UK's largest container port. The property is situated in prime trading position on the West side of Hamilton road in the town's busy retailing thoroughfare. Nearby occupiers include Boots, Halifax, Superdrug, Costa, Iceland and Wimpy.

### Tenure

Freehold.

### Description

The property comprises a ground floor retail unit with ancillary accommodation on the first floor and benefits from rear access.

### VAT

VAT is applicable to this lot.

### Completion Period

Six week completion

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## Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant	Term	Rent p.a.x.	Reversion
Ground First	Retail Ancillary	195.11 76.26	(2,100) (820)	ESQUIRE RETAIL LIMITED (CRN 12338587) t/a Clinton Cards' (1)	6 years from 10th November 2022 until 2028 (2)	£27,500 (2)	9/07/2028
<b>Total Approximate Floor Area</b>		<b>271.37</b>	<b>(2,920) (3)</b>			<b>£27,500</b>	

(1) Esquire Retail Limited (CRN 12338587) currently operate circa 238 stores all over the UK, including Scotland, Wales and Northern Ireland as well as a transactional website. ([www.clintonsretail.com](http://www.clintonsretail.com))

(2) The lease provides for a tenant option to determine the lease on 9th July 2026 subject to 6 month prior written notice. In the event that the tenant does not exercise their option to determine the lease then the rent will be reduced to a peppercorn from 1st August 2026 until 31st October 2026.

(3) The floor areas stated above are those published by the Valuation Office Agency ([www.voa.gov.uk](http://www.voa.gov.uk)).



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## Contacts

### Acuitus

#### John Mehtab

+44 (0)20 7034 4855

+44 (0)7899 060 519

[john.mehtab@acuitus.co.uk](mailto:john.mehtab@acuitus.co.uk)

#### Alexander Auterac

+44 (0)20 7034 4859

+44 (0)7713 135 034

[alexander.auterac@acuitus.co.uk](mailto:alexander.auterac@acuitus.co.uk)

### Seller's Solicitors

#### Roland Brandman

+44 (0) 20 7355 6098

[roland.brandman@hamlins.com](mailto:roland.brandman@hamlins.com)

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September 2020