

**Lot 29, 78 Hamilton Road, Felixstowe,
Suffolk IP11 7AF**

For sale by Auction on 21st September 2023 (unless sold or withdrawn prior)



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Property Information

High Yielding Freehold Retail Investment

- Let to British Heart Foundation
- September 2020 break option not exercised
- Approximately 1,832 sq ft
- Prime Retailing Position
- Nearby retailers Include Tesco Express, Iceland, Caffè Nero, Costa, Boots the Chemist, Superdrug and WHSmith

Lot 29
Auction 21st September 2023

Rent £23,500 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 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 east side of Hamilton Road in the town's busy retailing thoroughfare. Nearby retailers Include Tesco Express, Iceland, Caffè Nero, Costa, Boots the Chemist, Superdrug and WHSmith.

Tenure

Freehold.

EPC

See Legal Pack

Description

The property comprises a shop arranged over the ground, first and second floors.

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 (1)	Floor Areas Approx sq ft (1)	Tenant	Term	Rent p.a.x.
Ground	Retail	94.90	(1,021)	BRITISH HEART FOUNDATION (2)	10 years from 18/09/2014 on a full repairing and insuring lease	£23,500
First	Ancillary	51.30	(552)			
Second	Ancillary	24.10	(259)			
Total		170.30	(1,832)			£23,500

(1) Areas provided by VOA (www.gov.uk/find-business-rates)

(2) The British Heart Foundation is a cardiovascular research charity that funds medical research related to heart and circulatory diseases and their risk factors, and runs influencing work aimed at shaping public policy and raising awareness. They have been established since 1961 and trade from over 600 stores across the UK (www.bhf.org.uk)

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September 2020