



**SUBSTANTIAL TOWN CENTRE PROPERTY WITH
POTENTIAL FOR MIXED USE CONVERSION**

FREEHOLD FOR SALE / TO LET

18-20 Hamilton Road & 1-3 Victoria Street,
Felixstowe, Suffolk, IP11 7AR / IP11 7EW

GUIDE PRICE / QUOTING RENT

£595,000 / £37,500 per annum

AREA

10,821 sq ft [1,005 sq m]

IN BRIEF

- » Close proximity to the town's principal shopping district and sea front.
- » Former bank premises arranged over 3 floors.
- » Large self-contained maisonette.
- » Self-contained gymnasium.
- » Planning permission for 8 new apartments and ground floor commercial unit.
- » Onsite parking.
- » Freehold interest of entire property for sale or former bank premises available on a new business lease.

LOCATION

Felixstowe is a popular East Anglian tourist destination with a resident population of approximately 24,000 which increases significantly during the summer tourist season. The town's popularity has improved in recent years and is currently experiencing significant new development and investment.

The property occupies a prominent position on the corner of Hamilton Road and Victoria Street. Hamilton Road is the principal shopping district and includes a good selection of national, regional and local retailers. The sea front is a short distance to the south and the Ranelagh Road public car park is to the east.

THE PROPERTY

The property comprises a substantial building arranged upon ground and two upper floors, together with basement areas to the former bank premises. The building is of brick construction, the main three storey section being under a pitched, tiled roof with flat roofs to the rear single storey and two storey projections. An open surfaced parking area to the rear provides parking for up to 5 double parked vehicles with a further enclosed rear yard providing parking for another 3 vehicles.

The building is divided into three individual self-contained premises as follows:-

18-20 Hamilton Road

The former bank premises arranged upon ground and two upper floors together 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.





1 Victoria Street

A large self-contained 4 bedroom maisonette, arranged upon first and second floor levels, accessed via a street entrance off Victoria Street. The premises benefit from good sized rooms with high ceilings and served by gas fired central heating.

3 Victoria Street

A self-contained commercial unit providing an open plan gym, separate studio, rest room, changing rooms and storage.

ACCOMMODATION

The premises provide the following approximate floor areas:

18-20 Hamilton Road

» 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 net internal floor area 708.70 sq m [7,629 sq ft]

1 Victoria Street

» Ground Floor:

Entrance lobby	7.58 sq m	[82 sq ft]
----------------	-----------	-------------

» First Floor:

Living room, kitchen, WC, utility room, study & bedroom 1	125.63 sq m	[1,352 sq ft]
---	-------------	---------------

» Second Floor:

3 bedrooms & bathroom	76.00 sq m	[818 sq ft]
-----------------------	------------	--------------

Total gross internal floor area 209.21 sq m [2,252 sq ft]

3 Victoria Street

» Ground Floor:

Gymnasium, studio, changing rooms, rest room & storage

Total net internal floor area 87.30 sq m [940 sq ft]



TENANCIES

In the event of a sale, the property will be sold with vacant possession of the former bank premises, but subject to the tenancies referred to below.

1 Victoria Street is currently let on an Assured Shorthold Tenancy at a rent of £725 per calendar month and it is understood that the tenant has been in occupation since 1st March 2010.

3 Victoria Street is let to Suffolk Ladies Fitness Limited, trading as Gymophobics on a business lease for a term of 7 years from 1st July 2011 at a passing rent of £7,500 per annum. The lease expired in June 2018 and the tenants are holding over.

DEVELOPMENT POTENTIAL

Planning permission was granted on 4 June 2025 for the conversion and extension of the premises to accommodate 8 new residential apartments and the formation of a new self-contained ground floor commercial unit, retaining the existing maisonette and gym (reference DC/24/1710/FUL).

INFORMATION PACK

An information pack providing copies of the associated planning documents, CIL liability notice and floor plans is available via our website www.fennwright.co.uk/ development.

It should be noted that there are a few discrepancies within the floor plans. Furthermore, interested parties should not rely upon the floor areas referred to within these plans.

SERVICES

We understand that the property is connected to mains electricity, water, gas and foul drainage.

We have not tested any of the services and all interested parties should rely upon their own enquiries with the relevant utility companies in connection with the availability and capacity of all those serving the property including IT and telecommunications.

BUSINESS RATES & COUNCIL TAX: 2026

The premises are assessed as follows:

<u>18-20 Hamilton Road</u>	“Bank and Premises”
Rateable Value	£34,000
<u>1 Victoria Street</u>	Council Tax Band A
<u>3 Victoria Street</u>	“Gymnasium & Premises”
Rateable Value	£ 6,800

LOCAL AUTHORITY

East Suffolk Council, East Suffolk House, Station Road, Melton, Woodbridge, Suffolk, IP12 1RT - Telephone: 01394 383789.

ENERGY PERFORMANCE CERTIFICATE RATINGS

The premises have the following energy ratings:

18-20 Hamilton Road	54(C)
1 Victoria Street	57(D)
3 Victoria Street	68(C)

TERMS

Offers are invited in the region of £595,000 for the freehold interest in the entire property, subject to the tenancies referred to herein.

Alternatively the former bank premises are available on a new business lease upon terms to be agreed and at an initial rent of £37,500 per annum exclusive.

The property is VAT exempt.

LEGAL COSTS

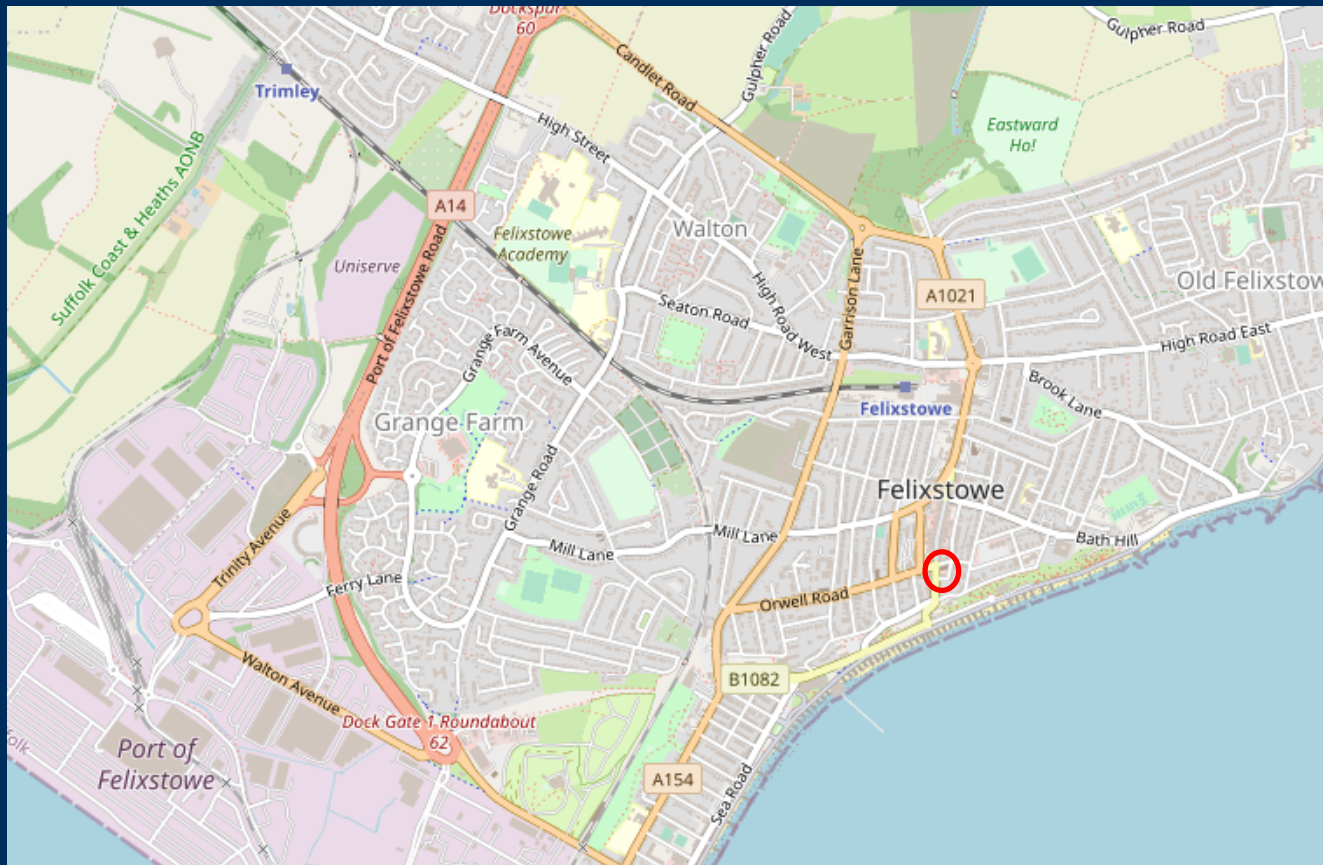
Each party is to be responsible for their own legal costs.

VIEWINGS STRICTLY BY APPOINTMENT VIA THE SOLE AGENTS:

Fenn Wright
1 Buttermarket, Ipswich, Suffolk, IP1 1BA

Contact: Alistair Mitchell
T: 01473 417714
E: agm@fennwright.co.uk

01473 232701



Fenn Wright for themselves and for the vendors or lessors of this property whose agents they are give notice that:

- i. The particulars are set out as a general outline for the guidance of intending purchasers or lessees; and do not constitute, nor constitute part of, an offer or contract.
- ii. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- iii. The vendor or lessor does not make or give, and neither Fenn Wright LLP nor any person in their employment has the authority to make or give, any representation or warranty whatsoever in relation to this property.
- iv. All statements contained in these particulars as to this property are made without responsibility on the part of Fenn Wright LLP or the vendor/lessor.
- v. All quoting terms may be subject to VAT at the prevailing rate from time to time.
- vi. Fenn Wright have not tested any electrical items, appliances, any plumbing or heating systems and therefore, cannot give any warranty or undertaking as regards their operation or efficiency.

Fenn Wright is a Limited Liability Partnership, trading as Fenn Wright. Registered in England under no. OC431458. Registered office: 1 Tollgate East, Stanway, Colchester, Essex, CO3 8RQ. A list of members is open to inspection at our offices.

OS licence no: TT000311015

Particulars created March 2026.

