



# RESTAURANT TO LET IN FELIXSTOWE

**119-121 HAMILTON ROAD,  
FELIXSTOWE, SUFFOLK, IP11 7BL**



## Location:

The subject property is a fitted restaurant situated on Hamilton Road in Felixstowe, a seaside town in Suffolk. Felixstowe National Rail station (Greater Anglia rail services) is located a very short walk away, providing services to Ipswich Town Centre.

Nearby multiple occupiers include: Prezzo, Betfred, Papa Johns, Poundland, Tesco Express, Boots, Holland & Barret, Subway and Savers amongst many others.

## Accommodation:

The unit is currently arranged over Ground Floor and has the following approximate net internal areas:

**Ground Floor: 1,716 sq. ft. (159.40 m<sup>2</sup>)**

There is a residential flat located on the First Floor which is included in the demise of the ingoing tenant.

## Tenure:

The property is held on a 20-year lease from 24<sup>th</sup> October 2018, with rent reviews due on 24<sup>th</sup> October 2028 and 2033.

## Lease:

Full Repairing and Insuring.  
Inside the Landlord & Tenant Act.

## Rent:

Commercial – £20,000 per annum exclusive.  
Residential – £6,000 per annum (£500pcm AST).

## Premium:

Offers Invited.

## Use:

The property benefits from the permitted uses under the lease with Class A1, A3 and/or A5 planning consent at Ground Floor (currently fitted as a restaurant/takeaway) and upper floor is residential.

## Rates:

Interested parties are advised to make their own enquiries directly with the Local Authority.

## Legal Costs:

Each party to bear their own legal costs.

## Viewings:

Please contact:

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## Location Map:

