



NEW LEASE AVAILABLE

**Prominent Town Centre Building
with Potential for Alternative Uses**

33 Hamilton Road, Felixstowe, Suffolk, IP11 7BA

RENT

£25,000
per annum

FLOOR AREA

3,873 sq ft
[359.70 sq m]

IN BRIEF

- » **Prominent corner position close to sea front and town centre**
- » **Former bank premises arranged over 3 floors and basement**
- » **Rear parking/loading**

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 Orwell Road. 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 former bank premises arranged upon ground and two upper floors together with basement. The ground floor includes a banking hall, interview room, offices, waiting area and female WC facilities. Internal stairs lead to the first floor which provides further office accommodation, staff room, kitchen and male WC's with a further staircase leading to the second floor which appears to have previously been occupied as a flat although more recently used as ancillary storage.

A goods lift and stairs from the ground floor lead down to the basement which comprises a large strong room, boiler room and further areas of storage.

The specification includes suspended ceilings with recessed lighting to the public areas of the former banking hall and surface mounted lighting to the remainder. Air conditioning is provided to the banking hall with gas fired central heating serving the remainder of the premises.

To the rear of the building there is a small surfaced parking and loading area accessed via Highfield Road.





ACCOMMODATION

The premises provide the following approximate floor areas:

» Ground floor	1,874 sq ft	[174.06 sq m]
» First floor	896 sq ft	[83.23 sq m]
» Second floor	493 sq ft	[45.78 sq m]
» Basement	<u>610 sq ft</u>	<u>[56.63 sq m]</u>

Total net internal floor area 3,873 sq ft [359.70 sq m]

Indicative floor plans are available upon request.

ALTERNATIVE USES

The premises are considered suitable for a variety of alternative Class E uses including retail, restaurants, offices, financial services, etc.

All interested parties should make their own enquiries with the local planning authority regarding their proposed use.

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 of those serving the property including IT and telecommunication links.

BUSINESS RATES

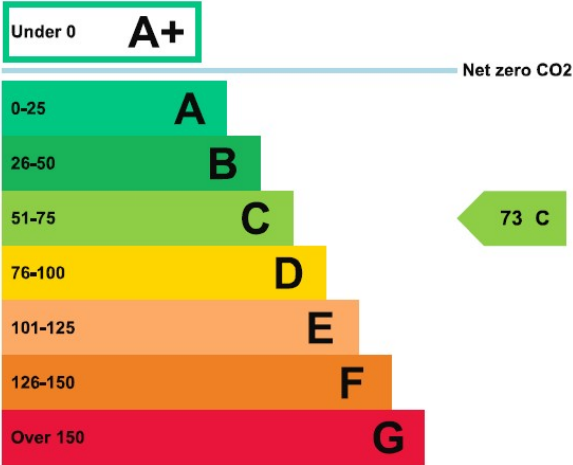
The premises are currently assessed as follows:

Description:	Bank & Premises
Rateable Value:	£36,250.00
Rates Payable (2024/2025):	£18,088.75 per annum

The property may be subject to reassessment depending upon the proposed future use of the premises.

Energy rating and score

This property's energy rating is C.



Not to Scale -
For Identification Purposes Only



LOCAL AUTHORITY

East Suffolk District Council
 Riduna Park
 Station Road
 Melton
 Woodbridge
 Suffolk
 IP12 1RT
 Telephone: 01394 383789

ENERGY PERFORMANCE CERTIFICATE

EPC Rating C(73) - valid until 9 December 2034.

TERMS

The premises are available on a new business lease upon terms to be agreed and at an initial rent of £25,000 per annum exclusive.
 The property is not VAT elected.

LEGAL COSTS

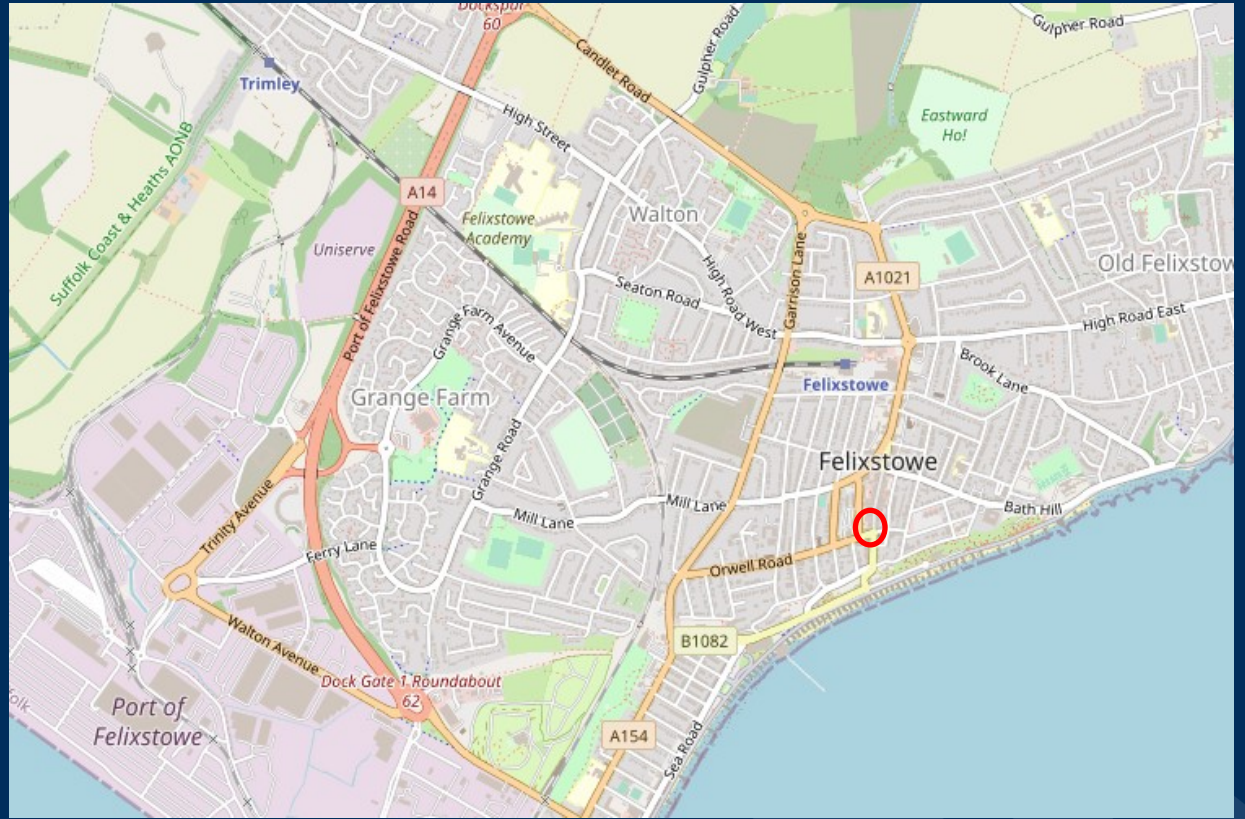
Each party will be responsible for their own legal costs.

VIEWINGS STRICTLY BY APPOINTMENT
VIA SOLE LETTING AGENTS:

Fenn Wright
1 Buttermarket
Ipswich
Suffolk
IP1 1BA

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

fennwright.co.uk
01473 232701



Fenn Wright for themselves and for the vendors or lessors of this property whose agents they 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 prepared in January 2025

