

EWS

CHARTERED SURVEYORS



130 – 136 HAMILTON ROAD, FELIXSTOWE,
SUFFOLK, IP11 7AB

FREEHOLD COMMERCIAL / RESIDENTIAL INVESTMENT PROPERTY
WITH REFURBISHMENT DEVELOPMENT POTENTIAL

FOR SALE

31 LOWER BROOK STREET
IPSWICH, SUFFOLK, IP4 1AQ

01473 216 200

team@ews.co.uk
www.ewssite.co.uk

INTRODUCTION

The seaside town of Felixstowe with its major container port is currently something of a “hot spot” in the Suffolk property market and we are pleased to be able to offer to the market this freehold property situated in the heart of the town centre fronting onto Hamilton Road a short walk from both the prime shopping area and railway station. This is both a commercial investment and potential residential conversion / development opportunity (STPP).

LOCATION

The property is located on the east side of Hamilton Road close to its junction with Gainsborough Road adjoining the popular Café Bencotto and almost opposite Prezzo's . All Felixstowe's town centre facilities are within easy walking distance of the property and the sea front is less than a five minute walk away.

DESCRIPTION

The property is arranged on ground and two upper floors comprising, at present, three ground floor shop units (one of which is let and occupied), self contained former tea room premises at first floor level and a two-bedroom flat at second floor level. A service road runs off Gainsborough Road to the rear of the property (and adjoining buildings) giving vehicular access to a concrete yard area on which a number of cars can be parked and providing rear service access to the shops. The building is of brick construction with a pitched tiled roof and dormer windows to the front elevation at second floor level and projecting bay windows at first floor giving the premises a distinctive style. The principal access to the upper floors is via an entrance door off Hamilton Road set in the centre of the building.

ACCOMMODATION

A detailed schedule of accommodation can be provided upon request but, briefly, the premises provide the following accommodation as currently laid out:-

Ground Floor Shop Front and rear sales areas, kitchen store of **536 sq ft** net useable area (**49.8 sq m**) plus wc
No. 130

Ground Floor Shop Front and rear sales areas, passage, store of **387 sq ft (35.95 sq m)**
No. 132

Ground Floor Shop Sales area and store of **368 sq ft (34.19 sq m)** plus wc
No. 136

No. 134 Ground floor entrance lobby/hall leading to **First floor** tea rooms (front and rear), kitchen prep room, staff room and store rooms extending in total to **1442 sq ft (133.97 sq m)** plus two wc's and second floor staff room of **167 sq ft (15.52 sq m)** plus shower room and **Second floor** flat comprising lounge, kitchen, 2 bedrooms, utility room and bathroom/wc of about **732 sq ft** gross internal area (**68 sq m**)

TENANCY DETAILS

Parts of the overall property are currently held on two leases as follows:-

136 Hamilton Road shop – let to The Barber Shop Stef & Nat Ltd on a 9 year lease from 29 September 2016 at a current rent of £9,500 per annum exclusive subject to 3 yearly upwards only reviews with a tenant break as at September 2019.

134 Hamilton Road – First floor tearooms and second floor flat – let to Mr J E Hughes for a term expiring December 2021 at a current rent of £12,000 per annum exclusive.

Further information about these tenancies and copies of the leases can be supplied upon request.

The vacant shops at 130 and 132 Hamilton Road are currently on the market to let at a quoting rent of £12,000 per annum exclusive.

FUTURE DEVELOPMENT POTENTIAL

Whilst we have not made any enquiries of the local planning department at Suffolk Coastal District Council we consider that this property has significant conversion/redevelopment potential with its extensive rear yard area, subject to planning permission being granted.

TERMS

This property is available for sale freehold subject to the tenancies referred to above at a guide price of **£350,000** (Three hundred and fifty thousand pounds).

VAT

We understand that VAT will not be applicable to this transaction.

ENERGY PERFORMANCE CERTIFICATE

Second Floor Flat, 134 Hamilton Road – Rating D61
130/132 Hamilton Road – Rating D91
134 Hamilton Road – Rating C66
136 Hamilton Road – Rating D96

LEGAL FEES

Each party to be responsible for its own legal costs incurred in the transaction.



VIEWING

Contact George Woodward, EWS Limited, Tel: 01473 216200 - Email George.woodward@ews.co.uk

THESE PARTICULARS ARE PROVIDED ONLY AS A GENERAL GUIDE TO THE PROPERTY AND DO NOT FORM PART OF ANY CONTRACT. WHILST ALL DETAILS ARE GIVEN IN GOOD FAITH, AND ARE BELIEVED TO BE CORRECT, ANY INTENDED PURCHASER OR TENANT MUST SATISFY THEMSELVES INDEPENDENTLY AS TO THEIR ACCURACY. EWS LTD ARE NOT AUTHORISED TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATSOEVER IN RELATION TO THIS PROPERTY.

DETAILS CREATED SEPTEMBER 2018