

EWS

CHARTERED SURVEYORS



TO LET

UNIT 12, GREAT EASTERN SQUARE, FELIXSTOWE, IP11 7DY

TWO-STOREY RETAIL UNIT WITHIN POPULAR SHOPPING
CENTRE

1,431 SQ FT (132.94 SQ M)

31 LOWER BROOK STREET
IPSWICH, SUFFOLK, IP4 1AQ

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LOCATION

Felixstowe is a resort town on the East Coast of Suffolk, with a current population of approximately 30,000 persons, which is swelled by large numbers of summer tourists. It is also home to one of the UK's largest container ports which has a positive impact upon the town's commercial and business life.

The town has excellent road links to the M25, the Midlands and London, via the A14 and A12 and Ipswich is just 12 miles to the west.

The premises occupy a good position in Great Eastern Square, a popular shopping centre located on Hamilton Road, Felixstowe's principal retailing street and anchored by Co-op Supermarket. Other occupiers in the centre include Play 'n' Exchange, Adam & Eve Hairdresser's, Vintage and Green Florists and Felixstowe Radio.

DESCRIPTION

A two-storey retail unit with prominent window displays facing both the shopper's car park and the shopping centre.

There are wc facilities at the rear of the unit.

ACCOMMODATION

All measurements approximate

Ground Floor	828 sq ft (76.92 sq m)
First Floor	603 sq ft (56.02 sq m)
WC	
Total	1,431 sq ft (132.94 sq m)

RATES

As advised by Suffolk Coastal District Council:

Rates Payable (2010): £6,500.00

Estimated Rates Payable (2014/15): £3,133.00

Please note – the above figures are estimates only. Small Business Rate Relief may be applicable, dependent upon occupier. All applicants are advised to contact Ipswich Borough Council's Business Rates team for further information).

TERMS

A new full repairing and insuring lease (partly by way of a service charge) for a term of years to be agreed, incorporating upward only rent reviews at three yearly intervals.

RENT

£12,500 (twelve thousand five hundred pounds) per annum exclusive. The rent is subject to VAT.

ENERGY PERFORMANCE CERTIFICATE

Rating: C (59)



[VIEWING / FURTHER DETAILS](#) **EWS** [TELEPHONE 01473 216 200](#)

CLARE WRIGHT

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