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**FOR SALE/TO LET – IDEAL FOR OFFICES/RESTAURANT/CAFE/RETAIL
STP**



91-95 Undercliff Road
Felixstowe
Suffolk
IP11 2AF

TO LET/MAY SELL
383 q m/4,123 sq ft
3 storey high profile corner building
available separately or as a whole
Prominent sea front location

Hubbard House, Civic Drive, Ipswich, Suffolk IP1 2QA

Telephone: 01473 289600 **Fax:** 01473 289331

Email: info@readercommercial.com **www.readercommercial.com**





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LOCATION

The property is situated on the corner of Undercliff Road and Convalescent Hill adjacent to the promenade overlooking the sea. This location is close by the Spa Gardens, Felixstowe Leisure Centre and the Pier Amusements. Hamilton Road (prime retail area) of Felixstowe is approximately 10 minutes walk away.

Felixstowe is a popular coastal town in Suffolk with a residential population of circa 30,000 people. Felixstowe is accessed via the A14 trunk road connecting the town to the Midlands and London via the A12.

DESCRIPTION

The property comprises a high profile storey corner building on the beach front of Felixstowe. Internally the property is currently offices and ancillary rooms of various sizes however the building lends itself to alternative uses and being opened up (subject to planning). The property is available separately or as a whole.

ACCOMMODATION

(Please note all areas are appropriate)

Basement	14.8 sq m/	159 sq ft
Ground Floor (offices/retail)	147 sq m/	1,582 sq ft
Ground Floor – Kitchen	11 sq m/	118 sq ft
First floor	190 sq m/	2,045 sq ft
Second Floor	20 sq m/	217 sq ft
 Gross total area	 383 sq m/	 4,123 sq ft

PLANNING

The property has current planning uses for the ground floor A3 & A5, upper floors C3 for any alternative uses please contact Suffolk Coastal District Council on 01394 444778.

SERVICES

We understand that all main services are available

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TERMS

The property is available by way of a new lease, length to be agreed at a proposed rent of £25,000 per annum for the whole of the property.

FREEHOLD

The freehold may be available, price upon application. Subject to community assets.

VAT

Vat will be applicable to this property

RATEABLE VALUE

The rateable value for the property:-

91 Undercliff Road West	£10,750 pa
93 Undercliff Road West	£ 3,800 pa
95 Undercliff Road West	£ 6,300 pa

EPC – see attached

LEGAL COSTS

Each party to bear their own reasonable legal costs

VIEWING

Strictly by prior appointment with Sole Agents Reader Commercial on 01473 289600

martin@readercommercial.com

louise@readercommercial.com



Plan is for identification purposes only

The vendor is an estate agent

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Energy Performance Certificate

Non-Domestic Building



Suffolk Coastal District Council
93 Undercliff Road West
FELIXSTOWE
IP11 2AF

Certificate Reference Number:
0250-0837-7469-0899-7092

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient



Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

194

This is how energy efficient the building is.

Less energy efficient

Technical Information

Main heating fuel: Grid Supplied Electricity
Building environment: Heating and Natural Ventilation
Total useful floor area (m²): 544
Building complexity (NOS level): 3
Building emission rate (kgCO₂/m²): 109.37

Benchmarks

Buildings similar to this one could have ratings as follows:

36 If newly built

96 If typical of the existing stock

Green Deal Information

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0300 123 1234.

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