



01473 289600

www.readercommercial.com

RETAIL SHOP - PRICE REDUCTION



3/5 Hamilton Road
Felixstowe
Suffolk
IP11 7AX

FOR SALE
Sales area 216.5 sq m /2330 sq ft plus ancillary and basement
Two rear parking spaces
Close to seafront and main town centre
Includes two large five bedroom maisonettes
(Let on 99 year long leases producing £25 per annum each)

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

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

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





01473 289600

www.readercommercial.com

LOCATION

The property is situated at the southern end of Hamilton Road close to the prime retailing area and near to the seafront via Bent Hill. Nearby multiples include Argos and TSB. Outside the front of the shop is free parking for 30 minutes.

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

DESCRIPTION

The property comprises a substantial three storey mid terrace building of solid brick elevation (front) and part rendered rear under a pitched slate tile roof. At the rear of the property is a large single storey extension along with rear parking for 2 cars and a shared access with the Indian restaurant next door. Internally the ground floor offers a large sales area with split level with further office and ancillary areas and storage in the basement.

Above the shop are two large 5 bedroom maisonettes currently let on 99 year long leases from 1987 producing £25 per annum each.

ACCOMMODATION LARGE DOUBLE FRONTED SHOP

(Please note all areas are appropriate)

Gross Frontage	12.8	m/ 42	ft
Net Frontage	10.35	m/34	ft
Built Depth	27.88	m/91	ft
Ground floor sales area	216.5	sq m /2330	sq ft
Ground floor office + anc	46.5	sq m/ 500	sq ft
Total Ground floor area	263	sq m/2830	sq ft
Basement storage	51.36	sq m/553	sq ft

Above 2 x 5 bedroom maisonettes over the first and second floors with access off Hamilton Road. To the rear are 2 car parking spaces available with the shop.

TENURE

Freehold

PRICE

Offers in the region of £230,000 are sought.

VAT

Vat will be not be applicable to this purchase

RATEABLE VALUE

The rateable value is £17,250 per annum

EPC – see attached

LEGAL COSTS

Each party to bear their own reasonable legal costs

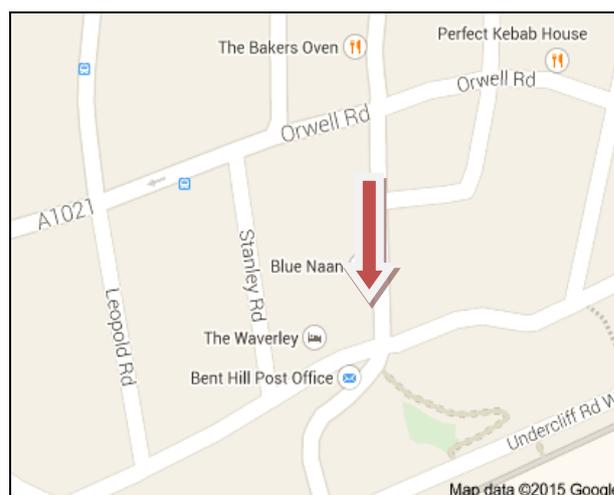
VIEWING

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

martin@readercommercial.com

louise@readercommercial.com

Plan is for identification purposes only



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

Telephone: 01473 289600 Fax: 01473 289331

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



Energy Performance Certificate



Non-Domestic Building

3-5 Hamilton Road
FELIXSTOWE
IP11 7AX

Certificate Reference Number:
0091-2999-0330-6400-6503

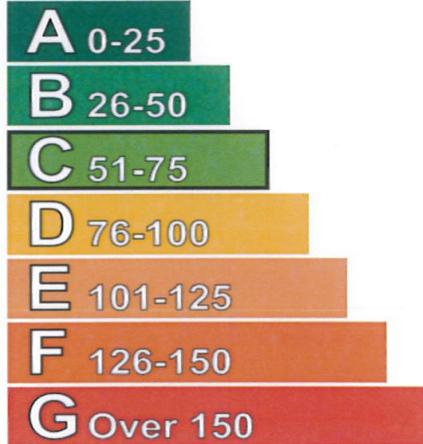
This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for 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



52 This is how energy efficient the building is.

Less energy efficient

Technical Information

Main heating fuel: Natural Gas
 Building environment: Heating and Natural Ventilation
 Total useful floor area (m²): 295
 Building complexity (NOS level): 3
 Building emission rate (kgCO₂/m²): 78.56

Benchmarks

Buildings similar to this one could have ratings as follows:

24 If newly built
71 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

Reader Commercial Limited Reg Office Hubbard House, Civic Drive, Ipswich, Suffolk, IP1 2AR. Registered in England and Wales. Registered No: 2813933. These particulars do not constitute any part offer or contract. Whilst Reader commercial Limited has taken all reasonable steps and exercised all due diligence to avoid committing an offence under the Property Misdescription Act 1991 any intending purchaser should satisfy themselves as to the correctness of these particulars, statements made and the VAT implications. All negotiations to be conducted through Reader Commercial Limited.

