

**READER**  
COMMERCIAL

HUBBARD HOUSE, 6 CIVIC DRIVE, IPSWICH, SUFFOLK IP1 2QA  
E info@readercommercial.com

**01473 289600**  
**READERCOMMERCIAL.COM**

COMMERCIAL PROPERTY CONSULTANTS SINCE 1993

## TO LET - LOCK UP SHOP 68.7 SQ M/740 SQ FT



Unit 2 Grange Farm Avenue  
Felixstowe  
Suffolk  
IP11 2XD

### TO LET

Located adjacent to the Morrisons superstore  
Shared parking with the superstore  
Includes intruder alarm, laminate flooring and security shutter  
New lease terms length to be agreed  
Proposed rent £12,000 pa exclusive

## LOCATION

The property is situated in the coastal town of Felixstowe, Suffolk. Grange Farm Avenue is accessed off the A14 slip road at Junction 61 signposted for Dock Gate no 2. Morrisons Superstore is located off the roundabout on Grange Farm Avenue. Other occupiers on site include a pharmacy, book maker and the Owl and the Pussycat Public House.

## DESCRIPTION

The property comprises a single storey terraced shop unit attached to Morrisons Superstore and benefits from the car parking it offers. Internally the shop has currently a rear office/store with wc and wash hand basin. The shop benefits from strip lighting, plastered ceilings and laminate flooring. To the rear of the property is Morrisons service yard.

Note: this property does not have any access to this yard.

## ACCOMMODATION

*(Please note all areas are appropriate)*

Frontage	5.1 m	16 ft 7"
Width	5.5 m	18 ft
Built depth	12.5 m	41 ft
Total Area	68.7 sq m	740 sq ft

This area includes the rear office/store of 8.9 sq m/96 sq ft

## MORRISONS OPENING HOURS

We understand the superstore opens 7 am to 9 pm Monday to Saturday and 10 am to 4 pm on Sunday.

## TERMS

The property is available by way of a new effective full repairing and insuring lease, length to be agreed, upward only rent reviews at a proposed rent of £12,000 pa exclusive.

## VAT

Vat will be applicable to the rent .

## SERVICES

All main services are connected

## SERVICE CHARGE

There is a service charge applicable to this unit.

## RATEABLE VALUE

The rateable value is £7,000 per annum.

## EPC – available upon request

## LEGAL COSTS

Each party to bear their own legal costs.

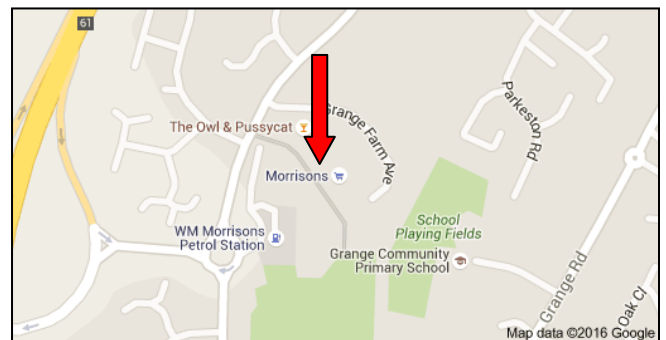
## VIEWING

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

[martin@readercommercial.com](mailto:martin@readercommercial.com)

[louise@readercommercial.com](mailto:louise@readercommercial.com)

(plan is for location purposes only)



## Energy Performance Certificate

Non-Domestic Building



Unit 2  
Grange Farm Avenue  
FELIXSTOWE  
IP11 2XD

Certificate Reference Number:  
9900-7931-0336-9360-9044

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](http://www.communities.gov.uk/epbd).

### Energy Performance Asset Rating

More energy efficient

A+

Net zero CO<sub>2</sub> emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

◀ 116 This is how energy efficient the building is.

### Technical Information

Main heating fuel: Other  
Building environment: Unconditioned  
Total useful floor area (m<sup>2</sup>): 77  
Building complexity (NOS level): 3  
Building emission rate (kgCO<sub>2</sub>/m<sup>2</sup>): 54.45

### Benchmarks

Buildings similar to this one could have ratings as follows:

37 If newly built

109 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.