



EAT. DRINK. SHOP.

**AN EXCITING NEW SPACE FOR
RETAIL & FOOD ON THE
SUFFOLK COAST**

Beach Street Felixstowe offers a unique food and retail experience on the Suffolk coast - a hip location for start-ups, independent retailers, street food, cafes, boutiques and artisan producers. We're now taking applications from passionate operators interested in the opportunity to trade from this creative development.

BEACH
STREET
EAT • DRINK • SHOP



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Sited by one of Felixstowe's most recognisable seafront landmark, Manning's amusements, Beach Street will be the region's first visitor destination utilising converted shipping containers generating interest locally and also across East Anglia.

LOCATION

- Beach - 15 metres
- New Pier - 850 metres
- A14 - 1 km
- A12 - 12 km

RENTS FROM ONLY*

- £60/week (20ft x 8)
- £110/week (40ft x 8)
- £200/week (40ft x 16)

SERVICE CHARGE

- Approx. 20% of rent, includes maintenance, toilets, security, communal cleaning, waste, wifi, website & marketing

EXTRAS

- Free on-road parking
- Street-vendor pitches available

* Business rates exempt

** Not including water, electricity or gas

*** To be confirmed by valuation office agency

BEACH STREET

- 17000ft²/1579m² development
- Converted shipping containers
- Versatile units to rent
- Cost effective for start-ups & expanding vendors
- Prominent seafront location
- Landscaped & maintained communal areas
- Simple & transparent leases from 12 months – subject to covenants
- Multiple layout options
- Fully insulated & ply-lined
- Additional spec available
- Open all year - all weather
- Completion Mid 2020



WANT TO KNOW MORE?

hello@beachstreetfelixstowe.co.uk

www.beachstreetfelixstowe.co.uk

Facebook: BeachStreetFelixstowe Instagram: @beachstreetfelixstowe

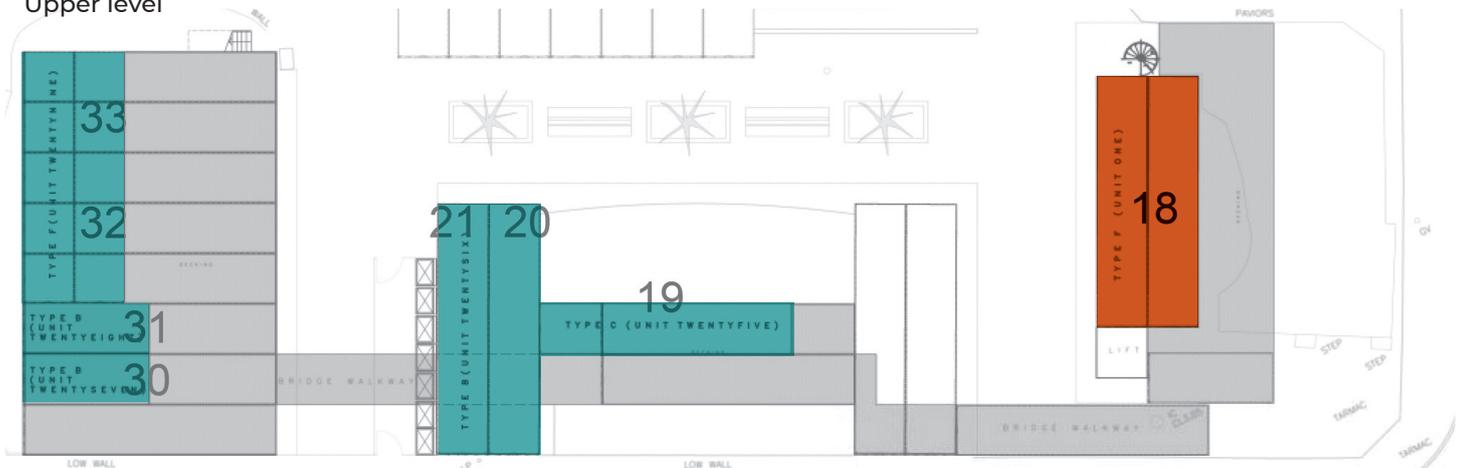
FIND BEACH STREET

Sea Road Felixstowe IP11 2GN

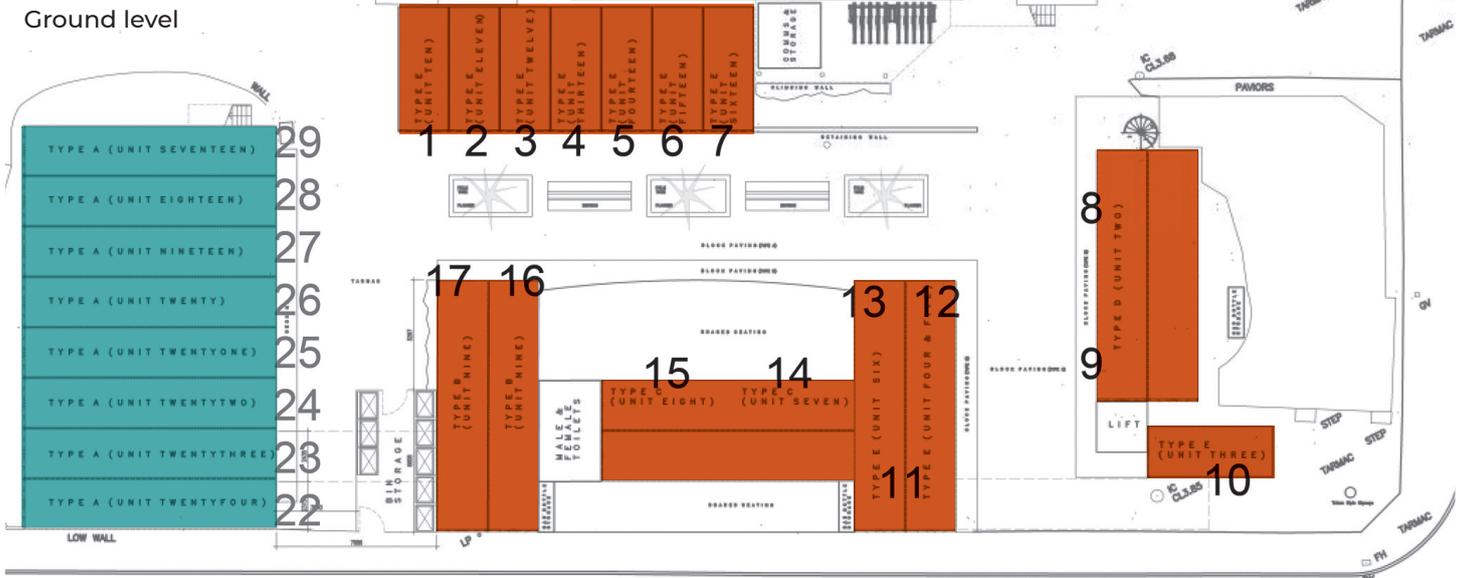
PHASE 1 Units 1 - 18

PHASE 2 Units 19 - 33

Upper level



Ground level



EAST ANGLIA



FELIXSTOWE

