



CP

THE CULSHAW
PARTNERSHIP

COMMERCIAL PROPERTY
SPECIALISTS
ESTABLISHED 1976

Felixstowe

81 Hamilton Road
IP11 7BE

LOCATION

Felixstowe is an attractive seaside and port town in Suffolk. Felixstowe Port is the largest container port in the UK

Hamilton Road is the prime retail street in the town and the subject property is at the best pitch on this pedestrianised road.

ACCOMMODATION

Ground Floor Retail Sales Area 3013 ft²
1st Floor Ancillary 1260 ft²
Parking for 4 Cars

LEASE

Let to Superdrug Stores PLC from 19th November 2024 for 5 years on FRI terms with a tenant only break option after year 3.

RENT

£38,000

RETAIL INVESTMENT FOR SALE

SALE PRICE

£475,000 + VAT

GROSS YIELD

8%

LEGAL COSTS

Each party to pay their own legal costs in connection with the sale although a deposit against costs may be required

VIEWING

Strictly through landlords agents, please contact 01572 822791 for further information.

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29 High Street East, Uppingham, Rutland, LE15 9PY
01572 822791 www.cpsip.co.uk
Partners: Justin Fowler MRICS, John Tookey MRTPI

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