

# 45-45a Hamilton Road, Felixstowe, Suffolk IP11 7BB

Freehold Retail Investment

**Lot 19**

£57,500 per annum  
exclusive



## Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review/ (Reversion)
Ground	Retail/Ancillary	139.82 sq m (1,505 sq ft)	NEW LOOK	15 years from	£57,500	28/10/2018
First	Offices/Ancillary	57.60 sq m (620 sq ft)	RETAILERS LIMITED (1) WITH A GUARANTEE FROM NEW LOOK LIMITED (2)	28/10/2008 on a full repairing and insuring lease		(27/10/2023)
<b>Totals</b>		<b>197.42 sq m (2,125 sq ft)</b>			<b>£57,500</b>	

(1) For the year ending 26th March 2016, New Look Retailers Limited reported a turnover of £1,398,502,000, pre-tax profits of £178,532,000 and a total net worth of £323,253,000. New Look are one of the UK's strongest fashion retailers and now trade from some 575 stores in the UK with 1,150 worldwide (Sources: Experian Group and www.newlook.com 26/04/2017).  
 (2) For the year ending 26th March 2016, New Look Limited reported pre-tax profits of £103,501,000 and a total net worth of £103,398,000 (Source: Experian Group 26/04/2017).

### Key Details

- Let to New Look Retailers Limited with guarantee
- Lease expires in October 2023 (No Breaks)
- Prime pedestrianised location close to Marks & Spencer, Boots the Chemist, Superdrug and Caffè Nero
- Popular Suffolk Market Town

### Location

Miles: 12 miles south-east of Ipswich  
28 miles north-east of Colchester  
Roads: A12, A14  
Rail: Felixstowe Railway Station  
Air: London Stansted Airport

### Situation

The property is located in a prime position on the western side of the pedestrianised Hamilton Road, in the heart of Felixstowe town centre. Other nearby occupiers include Marks & Spencer, Boots the Chemist, Superdrug, Iceland, Peacocks, Burton and Savers.

### Description

The property comprises a ground floor shop, with offices/ancillary accommodation on the first floor. The property benefits from access to the rear.

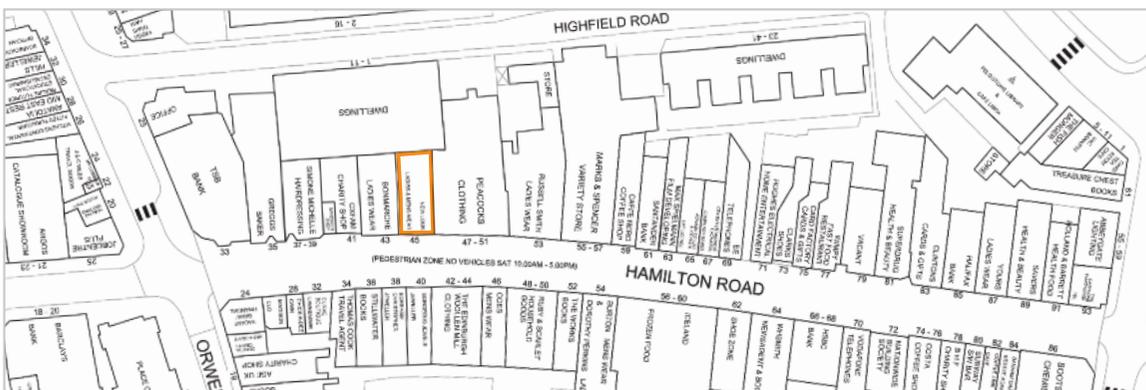
### Tenure

Freehold.

### VAT

VAT is applicable to this lot.

### Six Week Completion



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