

lot 3

54 Hamilton Road Felixstowe, Suffolk IP11 7AJ

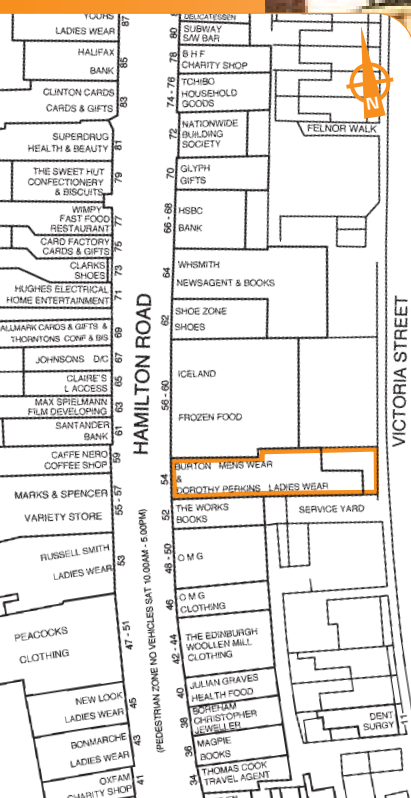
Rent
£40,000
per annum
exclusive

Freehold Retail Investment

- Let to Burton/Dorothy Perkins Properties Limited, guaranteed by Arcadia Group Limited on new lease
- Prime location on the principal retailing pedestrianised thoroughfare
- Nearby occupiers include W H Smith, Caffè Nero, HSBC, Superdrug and Santander and directly opposite Marks & Spencer
- Six Week Completion Available



On behalf of
The Physiological
Society



Location

Miles: 12.1 miles south-east of Ipswich
28.1 miles east of Colchester
Roads: A12, A14
Rail: Felixstowe
Air: London Heathrow Airport, London Stansted Airport

Situation

Felixstowe is a popular Suffolk town benefiting from the UK's largest container terminal and substantial port and dock facilities, consequently there are excellent road communications. The property is located on the east side of the pedestrianised Hamilton Road.

Description

The property comprises retail accommodation and ancillary on the ground floor and ancillary accommodation on the first and second floor.

Tenure

Freehold.

VAT

VAT is applicable to this lot.

Six Week Completion Available

Tenancy and accommodation

Floor	Use	Floor Areas (Approx) (2)	Tenant	Term	Rent p.a.x.	Reversion
Ground	Shop/Office	278.07 sq m (2,993 sq ft)	BURTON/DOROTHY PERKINS PROPERTIES LTD guaranteed by Arcadia Group Limited	5 years from 23/05/2011	£40,000	22/05/2016
First	Offices	43.48 sq m (468 sq ft)				
Second	Office	43.94 sq m (473 sq ft)				
Totals		365.49 sq m (3,934 sq ft)			£40,000	

- (1) For the year ending 27th August 2011, Arcadia Group Limited reported a turnover of £139,006,000, a pre-tax profit of £26,006,000 and a total net worth of £1,115,152,000. (Source: www.riskdisk.com 12/06/2012)
(2) The floor areas were agreed at a previous rent review.

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