

52 Hamilton Road Felixstowe, Suffolk IP11 7AJ

Freehold Retail and Residential Investment

- Shop with two self-contained flats above
- Shop let to The Works Stores Limited
- Opposite Marks & Spencer
- Other nearby occupiers include Iceland, WH Smith, Caffè Nero, Burton and Boots the Chemist
- Popular Suffolk market town

lot 70

Rent
£49,660
per annum
exclusive



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 prominent position on the eastern side of Hamilton Road, opposite Marks & Spencer. Other nearby occupiers include Boots the Chemist, Peacocks, New Look, Burton, Superdrug, Savers and Holland & Barrett.

Description

The property comprises a well configured ground floor shop along with a self-contained studio flat on the first floor and a self-contained one bedroom flat on the second floor.

Tenure

Freehold.

VAT

VAT is applicable to this lot.

Six Week Completion

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reversion
Ground	Retail/Ancillary	170.38 sq m (1,834 sq ft)	THE WORKS STORES LIMITED (1)	10 years from 22/04/2010	£40,000	21/04/2020
First	Residential	Studio Flat	TWO INDIVIDUALS	Assured Shorthold Tenancy for 12 months from 01/06/2015	£4,620 (2)	31/05/2016
Second	Residential	One Bedroom Flat	AN INDIVIDUAL	Assured Shorthold Tenancy for 12 months from 31/10/2015	£5,040 (2)	30/10/2016
Total Commercial Area		170.38 sq m (1,834 sq ft)			£49,660	

- (1) The Works currently have over 330 stores nationwide selling discount books, gifts, toys and stationery. For the year ending 26th April 2015, The Works Stores Limited reported a turnover of £141,684,000, pre-tax profits of £6,733,000 and a total net worth of £16,756,000 (Source: www.theworks.co.uk and Experian Group 22/02/2016).
- (2) Annual equivalent rent.

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