

67/67a Hamilton Road,
Felixstowe, Suffolk IP11 7BE
 Freehold Retail and Residential Investment

Lot 70

£24,800 per annum
 exclusive (2)



Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review
Ground	Retail/Ancillary	80.00 sq m (861 sq ft)	CEX (FRANCHISING) LIMITED (1)	10 years from 08/07/2016 until 07/07/2026	£18,500	08/07/2021
First/Second	Residential - comprising 2 Bedrooms, Kitchen and Bathroom	-	(-) AN INDIVIDUAL	AST for 6 months from 11/02/2017 at £525 pcm	£6,300 (2)	
Total Commercial Area		80.00 sq m (861 sq ft)			£24,800	

(1) For the year ending 30th June 2015, CEX (Franchising) Limited reported a turnover of £19,566,107, pre-tax profits of £1,904,998 and a total net worth of £6,339,841 (Source: Experian Group 21/02/2017). CEX was founded in London in 1992 and trades from 358 branches in the UK, with other branches in Spain, USA, Ireland, India, Australia, Portugal, Netherlands, Mexico and Poland (Source: www.webuy.com 22/02/2017). The property has recently been sublet to a franchisee.
 (2) Annual equivalent rent.

Key Details

- Shop with self-contained maisonette above
- Majority let to CEX (Franchising) Ltd on a new 10 year lease from July 2016 (no breaks)
- Re-based shop rent
- Nearby occupiers include Marks & Spencer, WH Smith, Caffè Nero, Iceland, Boots the Chemist and Peacocks
- 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, New Look, Burton and Savers.

Description

The property comprises a ground floor shop with self-contained residential accommodation on the first and second floors. The property also benefits from car parking to the rear for 3 cars.

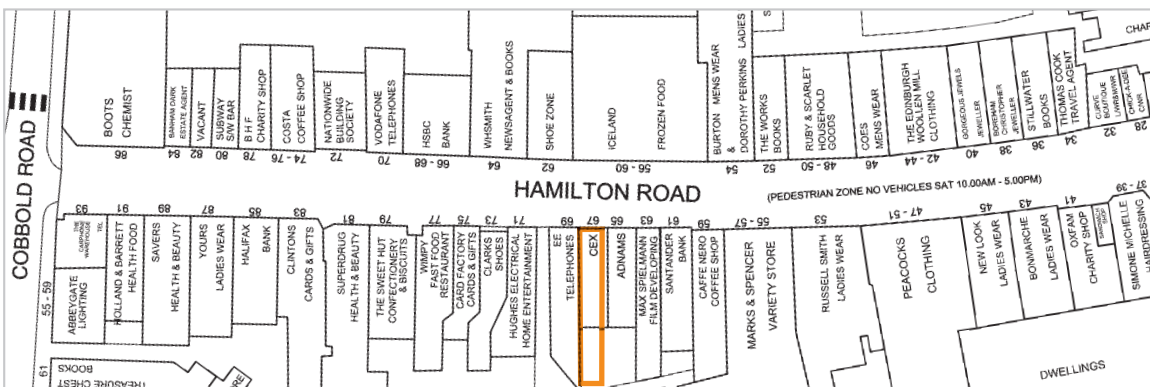
Tenure

Freehold.

VAT

VAT is applicable to this lot.

Six Week Completion



Copyright and confidentiality Experian, 2013. ©Crown copyright and database rights 2013 Ordnance Survey 100017316. For identification purposes only.

Acuitus
 David Margolis
 +44 (0)20 7034 4862
 david.margolis@acuitus.co.uk

Acuitus
 George Watkins
 +44 (0)20 7034 4861
 george.watkins@acuitus.co.uk

Seller's Solicitors: Druces LLP
 Rebecca Facey
 +44 (0)20 7216 5567
 r.facey@druces.com