

# Lot 55

£132,500 per annum  
exclusive

47/51 Hamilton Road,  
**Felixstowe, Suffolk IP11 7BB**  
Freehold Retail Investment



## Tenancy and accommodation

# Lot 55

£132,500 per annum  
exclusive

### Key Details

- Let to Peacocks Stores Limited
- Lease expires in September 2022
- Large double-fronted shop comprising approximately 8,090 sq ft
- Prime pedestrianised location close to Marks & Spencer, Boots the Chemist, Superdrug and Caffè Nero
- Popular Suffolk coastal resort and substantial port

### 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, Costa Coffee, Greggs, Caffè Nero and Savers.

### Description

The property, which was comprehensively refurbished in 2009, comprises a ground floor shop with ancillary accommodation on the first floor. The property benefits from two car parking spaces and a gated yard to the rear.

### Tenure

Freehold.

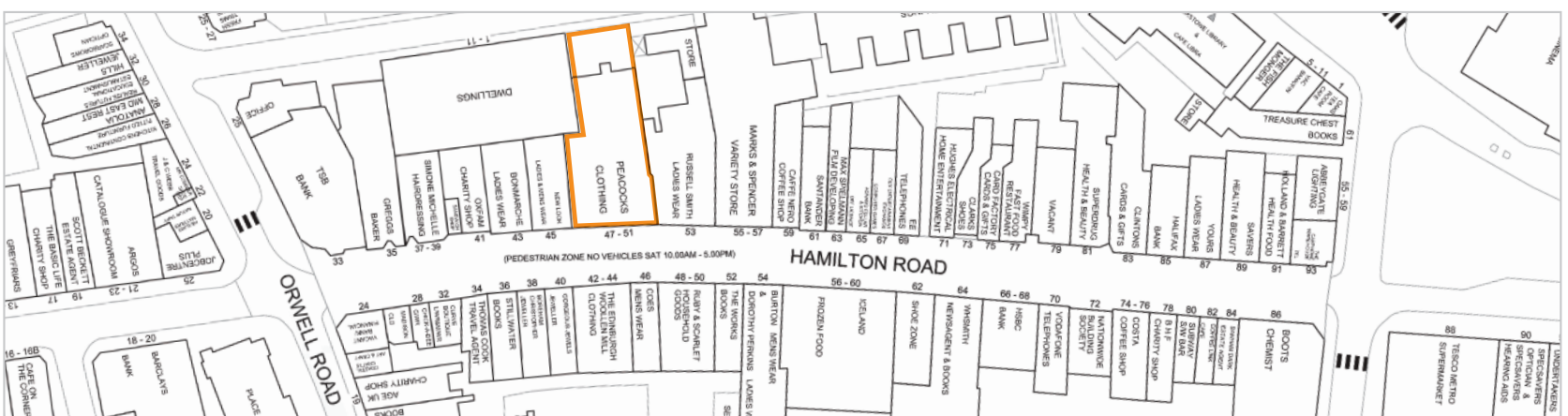
### VAT

VAT is applicable to this lot.

### Six Week Completion

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Review
Ground	Retail	470.28 sq m	(5,062 sq ft)	PEACOCKS STORES LIMITED (1)	13 years from 02/09/2009 until 01/09/2022 on a full repairing and insuring lease	£132,500	01/09/2019
First	Ancillary	281.31 sq m	(3,028 sq ft)				
<b>Totals</b>		<b>751.59 sq m</b>	<b>(8,090 sq ft)</b>			<b>£132,500</b>	

(1) For the year ending 27th February 2016, Peacocks Stores Limited reported a turnover of £369,711,000, a pre-tax profit of £67,879,000 and a total net worth of £141,072,000 (Source: Experian Group 07/09/2017). Peacocks trade from some 450 stores and are a part of the Edinburgh Woollen Mill Group which includes brands such as Edinburgh Woollen Mill, Jane Norman and Ponden Home (Source: www.peacocks corporate.co.uk 07/09/2017).



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