

74-76 Hamilton Road,
Felixstowe, Suffolk IP11 7AF

Freehold Retail Investment

Lot 23

£38,500 per annum
exclusive



Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review/ (Reversion)
Ground	Retail	107.23 sq m (1,154 sq ft)	AIMES LIMITED	15 years and 5 months from 19/10/2010 on a full repairing and insuring lease	£38,500	19/10/2020 (25/03/2026)
First	Retail and Ancillary	78.97 sq m (850 sq ft)	t/a Costa (1)			
Totals		186.20 sq m (2,004 sq ft)			£38,500	

(1) Aimes Limited (CRN 04261241) was incorporated in 2001 and for the year ending 31st December 2018 reported a net worth of £434,856 and is rated by Experian as "Below Average Risk". Aimes Limited is owned by Scoffs Group Limited, which was incorporated in 2001 and for the year ending 31st December 2018, reported a turnover of £15,992,034 and pre-tax profits of £561,246 and is rated by Experian as "Below Average Risk".

Key Details

- Tenant trading as Costa until 2026
- Rent review October 2020
- Neighbouring occupiers include Boots the Chemist, British Heart Foundation, Superdrug, Iceland, Nationwide, HSBC, WH Smith, Holland & Barrett, Halifax and Vodafone

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 east side of the pedestrianised Hamilton Road, in the heart of Felixstowe town centre. Neighbouring occupiers include Boots the Chemist, British Heart Foundation, Superdrug, Iceland, Nationwide, HSBC, WH Smith, Holland & Barrett, Halifax and Vodafone.

Description

The property comprises ground floor retail accommodation with first floor retail and ancillary accommodation.

Tenure

Freehold.

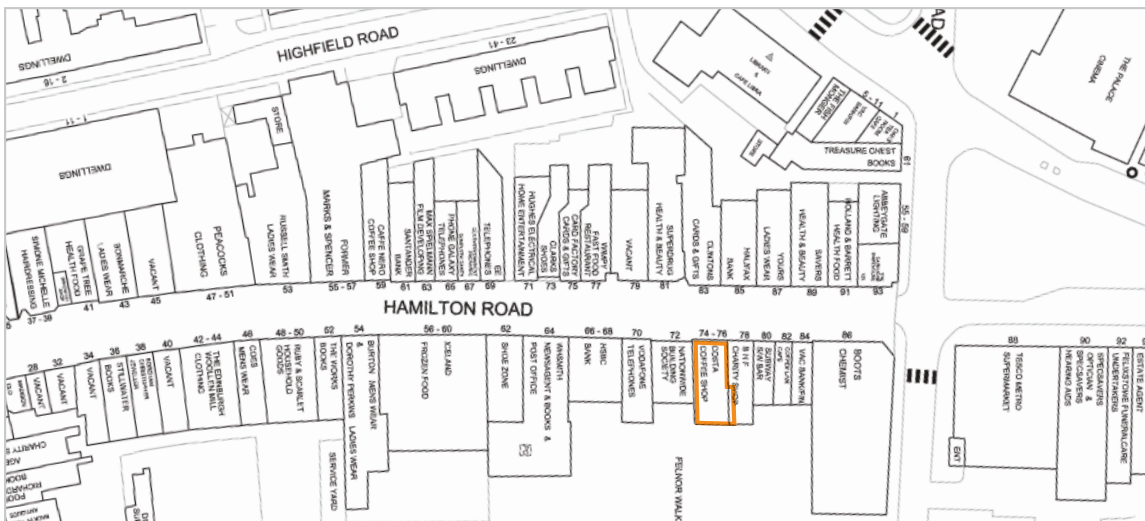
VAT

VAT is applicable to this lot.

Six Week Completion

Energy Performance Certificate

Band D. See legal pack at acuitus.co.uk



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