Lot 5

35 Hamilton Road, Felixstowe, Suffolk IP11 7BB

***Guide: £300,000**
Vacant Shop & Flat
In the same family ownership for approx. 18 years
6 week completion



SITUATION

Close to the junction with Orwell Road in this pedestrianised retail thoroughfare in the heart of the town centre, with nearby multiple retailers such as **Bonmarché**, **Trespass**, **Peacocks**, **The Works**, **Caffe Nero** and **Iceland** along with a wide variety of independent traders.
Felixstowe is located approximately 14 miles south-east of Ipswich and 29 miles north-east of Colchester, enjoying good road access via the A12 and A14.

PROPERTY

A late Victorian mid-terrace building comprising a **Deep Ground Floor Shop** with separate rear access via Highfield Road to a **Self-Contained Flat** on the first and second floors.
In addition, there is a rear hard standing area for parking and the flat benefits from gas central heating.

VAT is NOT applicable to this Lot

FREEHOLD offered with VACANT POSSESSION

ACCOMMODATION[1]

Ground Floor Shop

Gross Frontage	29'0"
Internal Width	27'0"
Shop Depth	43'5"
Built Depth	119'0"
Net Sales Area	Approx. 1,582 sq ft
Net Ancillary Area	Approx. 703 sq ft
WCs	
Total Shop Area	**Approx. 2,285 sq ft**

First & Second Floor Flat

First Floor:
4 Rooms, Kitchen, Bathroom/WC

GIA	Approx. 911 sq ft

Second Floor:
2 Rooms

GIA	Approx. 302 sq ft
Total Flat GIA	**Approx. 1,213 sq ft**

[1]Areas provided by Joint Auctioneer.

Note 1: The entire property was previously occupied by Greggs plc at a rent of £41,900 per annum.

Note 2: The vendor has served a schedule of dilapidations for works totalling £113,675.62 on the previous tenant, Greggs plc, and the benefit of this claim will be passed to the Purchaser on completion.

Note 3: Refer to the Auctioneers for the Video Tours and Floor Plans of the property.











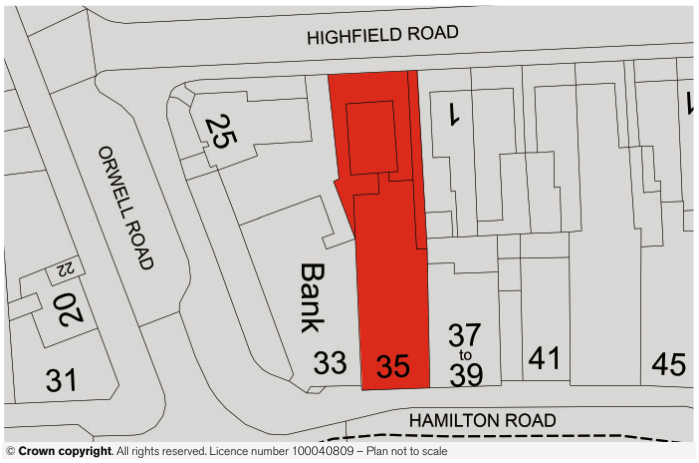

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Vacant Shop & Flat

The Surveyors dealing with this property are **John Barnett** and **Elliott Greene**

Joint Auctioneers
Fenn Wright
Tel: 01473 232 701 Ref: Hamish Stone
Email: hws@fennwright.co.uk

Vendor's Solicitors
BSG Solicitors LLP
Tel: 020 8343 4411 Ref: Jeremy Swerner
Email: jeremy@bsgsolicitors.com

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,500 including VAT upon exchange of contracts
***Refer to points 9 and 10 in the 'Notice to all Bidders'**