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COMMERCIAL PROPERTY CONSULTANTS SINCE 1993

TO LET - LOCK UP SHOP 68.7 SQ M/740 SQ FT



TO LET

Unit 2 Grange Farm Avenue
Felixstowe
Suffolk
IP11 2XD

Located adjacent to the Morrisons superstore
Shared parking with the superstore
Includes intruder alarm, laminate flooring and security shutter
New lease terms length to be agreed
Proposed rent £12,000 pa exclusive

LOCATION

The property is situated in the coastal town of Felixstowe, Suffolk. Grange Farm Avenue is accessed off the A14 slip road at Junction 61 signposted for Dock Gate no 2. Morrisons Superstore is located off the roundabout on Grange Farm Avenue. Other occupiers on site include a pharmacy, book maker and the Owl and the Pussycat Public House.

DESCRIPTION

The property comprises a single storey terraced shop unit attached to Morrisons Superstore and benefits from the car parking it offers. Internally the shop has currently a rear office/store with wc and wash hand basin. The shop benefits from strip lighting, plastered ceilings and laminate flooring. To the rear of the property is Morrisons service yard.

Note: this property does not have any access to this yard.

ACCOMMODATION

(Please note all areas are appropriate)

Frontage	5.1 m	16 ft 7"
Width	5.5 m	18 ft
Built depth	12.5 m	41 ft
Total Area	68.7 sq m	740 sq ft

This area includes the rear office/store of 8.9 sq m/96 sq ft

MORRISONS OPENING HOURS

We understand the superstore opens 7 am to 9 pm Monday to Saturday and 10 am to 4 pm on Sunday.

TERMS

The property is available by way of a new effective full repairing and insuring lease, length to be agreed, upward only rent reviews at a proposed rent of £12,000 pa exclusive.

VAT

Vat will be applicable to the rent .

SERVICES

All main services are connected

SERVICE CHARGE

There is a service charge applicable to this unit.

RATEABLE VALUE

The rateable value is £7,000 per annum.

EPC – available upon request

LEGAL COSTS

Each party to bear their own legal costs.

VIEWING

Strictly by prior appointment with Sole Agents Reader Commercial on 01473 289600

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(plan is for location purposes only)

