

On the instructions of Suffolk Coastal District Council

For Sale

91-95 Undercliff Road West, Felixstowe, Suffolk
IP11 2AF



The Property



Basement, Ground, First and Second Floors

- An attractive building offering retail and office accommodation
- Suitable for other uses, subject to planning permission
- Prominent sea frontage
- Development or refurbishment opportunity
- Please register interest to receive an Information Pack
- To be sold by informal tender

Tel: 01473 233 311 spiceproperty.co.uk

Location

Felixstowe is located at the A14 with good links to both London and the Midlands via the A12 and A14 respectively. The Port of Felixstowe is located approximately ¼ mile away and provides a significant catchment for employment purposes. The property, overlooking the sea and close to the Spa Gardens, is located on Undercliff Road West adjoining Felixstowe Town Hall with easy access to the sea front amenities, including the Felixstowe Leisure Centre and also good access to the town centre.

Description

The property is arranged over basement, ground, first and second floors. The vacant offices are arranged in three suites on the first floor and one on the second. The ground floor is given over to retail and office suites and is currently occupied by the Tourist Information Centre and the Revenue and Benefits Office.

Accommodation (91/93/95 combined)

	Sq m	Sq ft
Basement (Storage)	17	183
Ground (retail and offices)	138	1,485
Ground (kitchen)	12	129
First (offices)	175	1,884
Second (offices)	20	217
Total	362	3,896

NB. Areas are calculated on a net internal basis.

Planning

Please refer to the Information Pack for notes on Planning and Redevelopment.

However, we strongly recommend that interested parties satisfy themselves with regard to the existing planning permission and alternative uses by contacting the Planning Department at Suffolk Coastal District Council on 01394 444778.

Services

We understand that all main services are available. We recommend that all interested parties check with the relevant statutory authorities as to the existence, adequacy or otherwise of those services for their purposes.

Business Rates

91 Undercliff Road West	£10,750
93 Undercliff Road West	£3,800
95 Undercliff Road West	£6,300

Tenure

Freehold. Vacant possession will be given on completion.

Offers

Offers invited on an unconditional and conditional on planning basis. The vendor reserves the right to agree an Overage Arrangement, if deemed appropriate.

VAT

VAT will be charged.

Legal Costs

Each party to be responsible for their own legal costs incurred in connection with the transaction.

Register for Community Assets

At Felixstowe Town Council's request, the property has been put on the Register for Community Assets. Please refer to: <http://mycommunityrights.org.uk/wp-content/uploads/2012/04/Understanding-the-Community-Right-to-Bid.pdf> for further information.

Energy Performance Certificate

A copy of the EPC is included within the Information Pack available from the agents.



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