

HARRIS

COMMERCIAL

COMMERCIAL SURVEYORS,
VALUERS & PROPERTY MANAGERS

No.1 Lower Brook Mews
Lower Brook Street
Ipswich, Suffolk IP4 1RA

Telephone: (01473) 221222

Fax: (01473) 221002

E-mail: enquiries@harriscommercial.com

HAMILTON ROAD, FELIXSTOWE

THRIVING GREENGROCERS/FRUITERERS BUSINESS

FOR SALE AS A GOING CONCERN LEASEHOLD

DOUBLE FRONTED SHOP IN TOWN CENTRE LOCATION



"FRUIT & FLOWERS"
101 HAMILTON ROAD
FELIXSTOWE
SUFFOLK
IP11 7BL

COMMITTED
TO CLIENT
CARE



COMMERCIAL AGENCY • RENT REVIEWS • VALUATIONS • INVESTMENT • DEVELOPMENT • MANAGEMENT

Harris Commercial Surveyors Limited t/a. Reg. Office: 1 Lower Brook Mews, Ipswich, Suffolk IP4 1RA. Registered in England and Wales. Registered No. 4530984

PROPERTY MISDESCRIPTIONS ACT, 1991. Whilst these particulars are given in good faith, we may have relied upon information provided by the Vendor and their accuracy must not be relied upon in any way. All intending purchasers/lessees must satisfy themselves of all statements made, services and VAT. No contract or warranty is expressed or implied in relation to any part of the property. All negotiations to be conducted through Harris Commercial Surveyors Limited.

**LOCATION
& DESCRIPTION**

This thriving business is situated in the centre of Felixstowe fronting Hamilton Road, directly opposite TESCO EXPRESS. The property comprises a ground floor double fronted retail shop which has been successfully trading for the past 15 years as "Fruit & Flowers".

The shop area is spacious and open plan and at the rear there are WC facilities and an office with two car parking spaces accessed from the rear service road.

AREAS:

(All dimensions approximate only)

External frontage:	6.81 m
Internal shop width:	6.56 m
Retail depth:	7.71 m
Built depth:	12.03 m

FEATURES:

TOTAL NET RETAIL SALES AREA: 52.89 sq m (569 sq ft)

- Modern shop front with some 22 feet double frontage
- Large display windows with awning
- Modern laminate flooring to retail sales area
- Fluorescent light fittings
- Car parking at rear

RATES:

RV £12,250

TRADING HOURS:

Monday to Saturday 9.00 am to 6.00 pm

STAFF:

Owner + one full time staff + two part time staff.

**TURNOVER &
ACCOUNTS:**

Turnover for year ended 31 March 2024 was £466,275.00 and showing a gross profit of 37.8%. Audited accounts are available for the last three years to seriously interested parties.

LEASE:

The property is held on a full repairing and insuring lease for a term expiring on 31st January 2030 at a rental of £13,500.00 per annum exclusive.

The lease is full repairing an insuring via a Service Charge apportioned at 39% contribution of the total service charge expenditure.

PRICE:

Offers in the region of £25,000 are sought for the benefit of the goodwill, lease, and fixtures and fittings.

LEGAL COSTS:

Each party to bear their own legal costs.

EPC:

Energy rating: D certificate available upon request.

VIEWIING:

Strictly by prior appointment with SOLE AGENTS:-

HARRIS COMMERCIAL SURVEYORS
(01473 221222)

www.harriscommercial.com

SUBJECT TO CONTRACT