

## Felixstowe

### 89 Hamilton Road Suffolk IP11 7BQ

- Freehold Shop Investment
- Trading as Savers with Superdrug Stores plc as guarantors
- No VAT applicable
- Lease expires in 2026 (no breaks)
- Rent Review 2021
- Current Rent Reserved

**£45,000 pa**

**SIX WEEK COMPLETION  
AVAILABLE**



#### Tenure

Freehold.

#### Location

Felixstowe is a seaside resort town, and the largest container port in the UK, located on the north coast of Suffolk. The town has a population of approximately 29,000 and benefits from easy access to the A14 and A12. The town is 11 miles south-east of Ipswich and 78 miles north-east of London.

The property is situated fronting Hamilton Road, the principal retail thoroughfare, in the pedestrianised section.

Occupiers close by include Boots (opposite), Holland & Barrett (adjacent), Subway, Halifax, Costa, Clintons, Clarks, WH Smith and Marks & Spencer.

#### Description

The property is arranged on ground and one upper floor to provide a ground floor shop with storage, manager's office and staff rest rooms on the first floor.

The property provides the following accommodation and dimensions:

Ground Floor Retail Sales Area	161 sq m	(1,734 sq ft)
First Floor Office/Storeroom		
Kitchen/Staff Room	68 sq m	(733 sq ft)
Total Area	229 sq m	(2,467 sq ft)

#### Tenancy

The entire property is at present let to KRUIDVAT REAL ESTATE UK LTD (t/a Savers), guaranteed by Superdrug Stores plc, for a term of 25 years from 18th June 2001 at a current rent of £45,000 per annum. The lease provides for rent reviews every 5th year of the term, and contains full repairing and insuring covenants.

#### Tenant Information

Website Address: [www.savers.co.uk](http://www.savers.co.uk)

Superdrug guarantee.

For the year ended 26th December 2015, Superdrug Stores plc reported a turnover of £1.1bn, a pre-tax profit of £56.84m, shareholders' funds of £192.7m and a net worth of £50.15m. (Source: riskdisk.com 09.09.2016.)

#### VAT

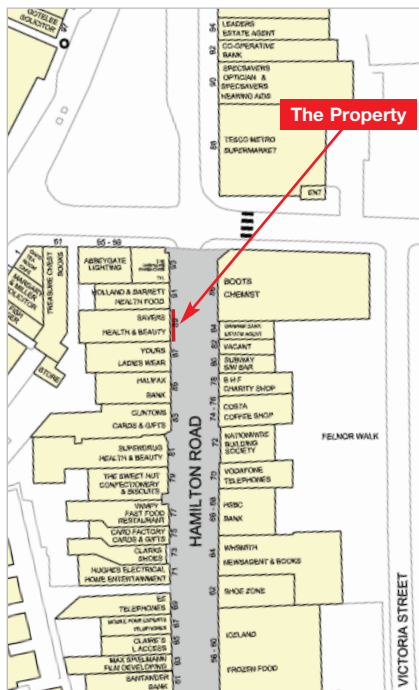
VAT is not applicable to this lot.

#### Documents

The legal pack will be available from the website [www.allsop.co.uk](http://www.allsop.co.uk)

#### Energy Performance Certificate

EPC Rating 83 Band D (Copy available on website).



Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

**Seller's Solicitor** Mr T Georgiou, Paris Smith LLP. Tel: 023 8048 2258 e-mail: [tom.georgiou@parissmith.co.uk](mailto:tom.georgiou@parissmith.co.uk)

**Joint Auctioneer** Rob Cragg, Aston Rose Chartered Surveyors. Tel: 0207 629 1533 e-mail: [robcragg@astonrose.co.uk](mailto:robcragg@astonrose.co.uk)

