



SITUATION

Located in the prime pedestrianised town shopping centre which includes **Marks & Spencer, Iceland, Edinburgh Woollen Mills, Peacocks, Bon Marche** and **Santander**.

Felixstowe is Britain's busiest and biggest container port being approx. 12 miles south-east of Ipswich and 29 miles north-east of Colchester and enjoying good road access via the A12 and A14.

PROPERTY

Forming part of a terraced parade of late Victorian buildings comprising a **Large Ground Floor Shop** with internal access to **Basement Storage** and separate rear access to a **Self-Contained Flat** on the two upper floors.

VAT is NOT applicable to this Lot.

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop & Basement	Ground Floor Shop				
	Gross Frontage		21'0"		
	Internal Width		18'8"		
	widening to		19'8"		
	Shop Depth		27'0"		
	Built Depth		53'0"		
	WC				VACANT
	Basement				
	Area	Approx.	270 sq ft		
First & Second Floor Flat	4 Rooms, Living Room, Kitchen, Bathroom/WC – Not inspected	2 Individuals	125 years from 31st October 2018	£5	FRI

Vacant Shop & Basement

Joint Auctioneers

Nicholas Estates
Tel: 01394 282 828 Ref: Karen Banham
Email: karen@nicholasestates.co.uk

Vendor's Solicitors

BSG Solicitors LLP
Tel: 020 8343 4411 Ref: Jeremy Swerner
Email: jeremy@bsgsolicitor.com

The Surveyors dealing with this property are **John Barnett** and **Joshua Platt**

For legal documents, please refer to page 8 of this catalogue
The successful Buyer will be liable to pay the Auctioneers an administration fee of £750 (including VAT) upon exchange of contracts
*Refer to points 9 and 10 in the 'Notice to all Bidders' page