



kearney bell

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## FELIXSTOWE – 7 SEA ROAD, IP11 2AU

- HIGHLY PROMINENT COMMERCIAL PREMISES TO LET OR SELL
- CLASS E PLANNING CONSENT. OTHER USES CONSIDERED
- SEA FRONT LOCATION

### LOCATION

The premises are situated in a highly visible corner location at the junction of Sea Road and Granville Road and opposite an 85 space car park.

The property benefits from a fantastic view of the coastline as well as Felixstowe Pier which benefited from a recent major refurbishment as part of the £25m south seafront scheme.

Nearby occupiers along the coast include a mix of local, regional and national operators.

### TENURE

The property is available on a new full repairing and insuring lease for a term to be agreed. Alternatively, the landlord will consider a sale of a long lease.

### ACCOMMODATION

The premises provide the following approximate gross internal areas:

Ground Floor    216.7 sq m            2,333 sq ft

The unit may split. Details on request.

### RENT / PRICE

On application. The property is not elected for VAT.

### SERVICE CHARGE

To be confirmed. Details on request.

### COSTS

Each party is to be responsible for their own professional costs incurred in the transaction.

### RATES

The rateable value is yet to be assessed.

### HANDOVER SPECIFICATION

The unit is to be handed over in shell condition.

### EPC

Available on request.

### PLANS

Available on request.

### INSPECTIONS

Viewing by appointment with:

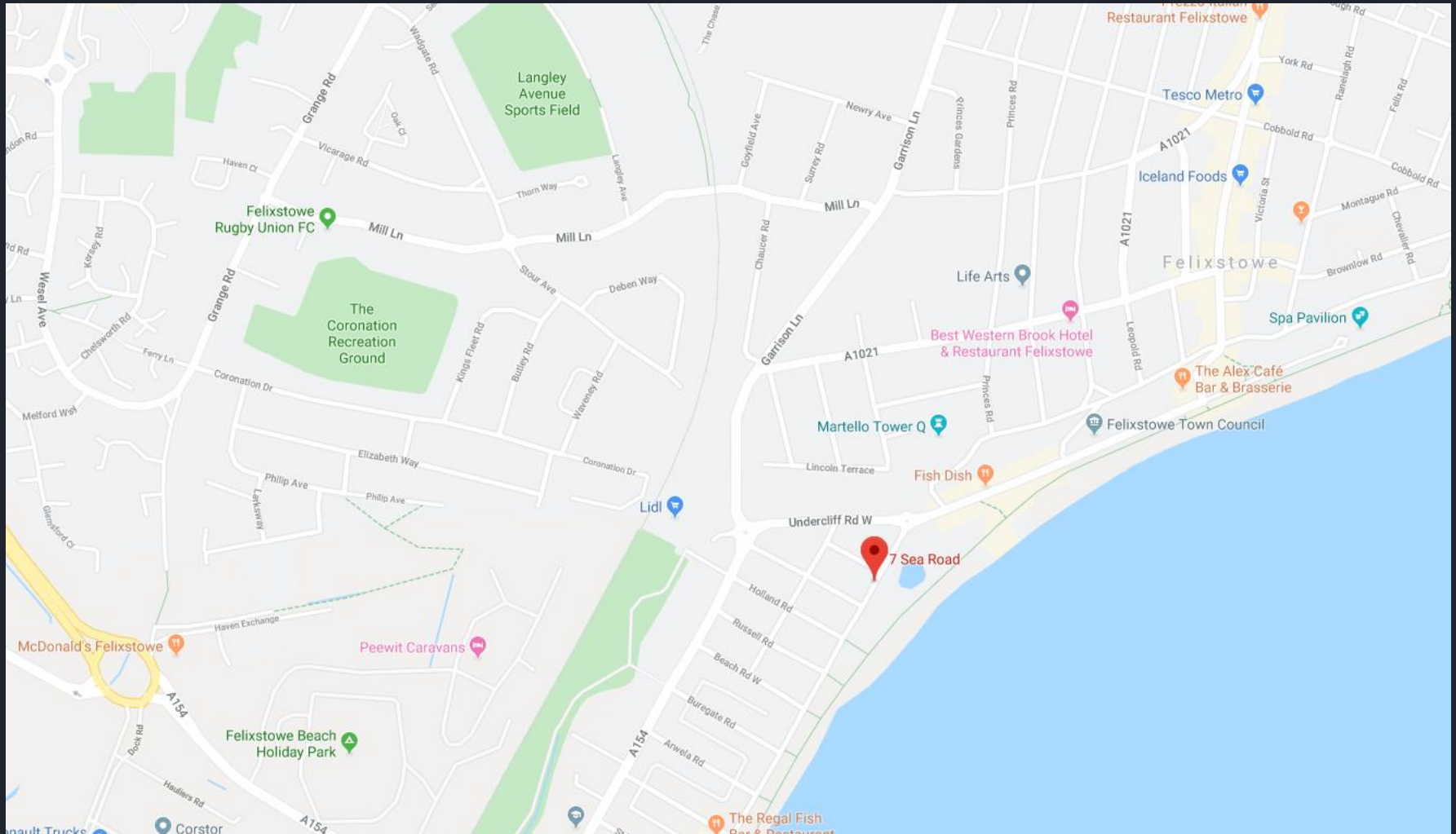
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Important Notice: These particulars are intended as a guide and must not be relied upon as statements of fact and that are expressly excluded from any contract. All prices/rents are quoted exclusive of any VAT which may be payable. SUBJECT TO CONTRACT