



AVAILABLE TO LET

Ground Floor Retail / Office Premises

158 Old Road,
Clacton-On-Sea, Essex, CO15 3AY

RENT

£12,000
per annum

AVAILABLE AREA

737 sq ft
[68.5 sq m]

IN BRIEF

- » Ground Floor Open Plan Retail / Office Space
- » Full Width Display Windows
- » Popular Location With High Foot Traffic
- » Suitable for Various Uses (STP)

LOCATION

The property is prominently situated on Old Road, which connects to key areas of the town, leading towards the central high street and beyond. Old Road boasts a good mix of local businesses, such as convenience stores, cafes, takeaways and independent retailers.

Clacton-on-Sea train station is conveniently located within walking distance (approx. 7-minutes), offering excellent transport links to Colchester (30 mins) and London Liverpool Street (90 mins).

Clacton is a popular seaside town with an estimated population of 53,000 residents. It is one of Essex's best known resorts and experiences a high level of tourism, particularly in the summer.

DESCRIPTION

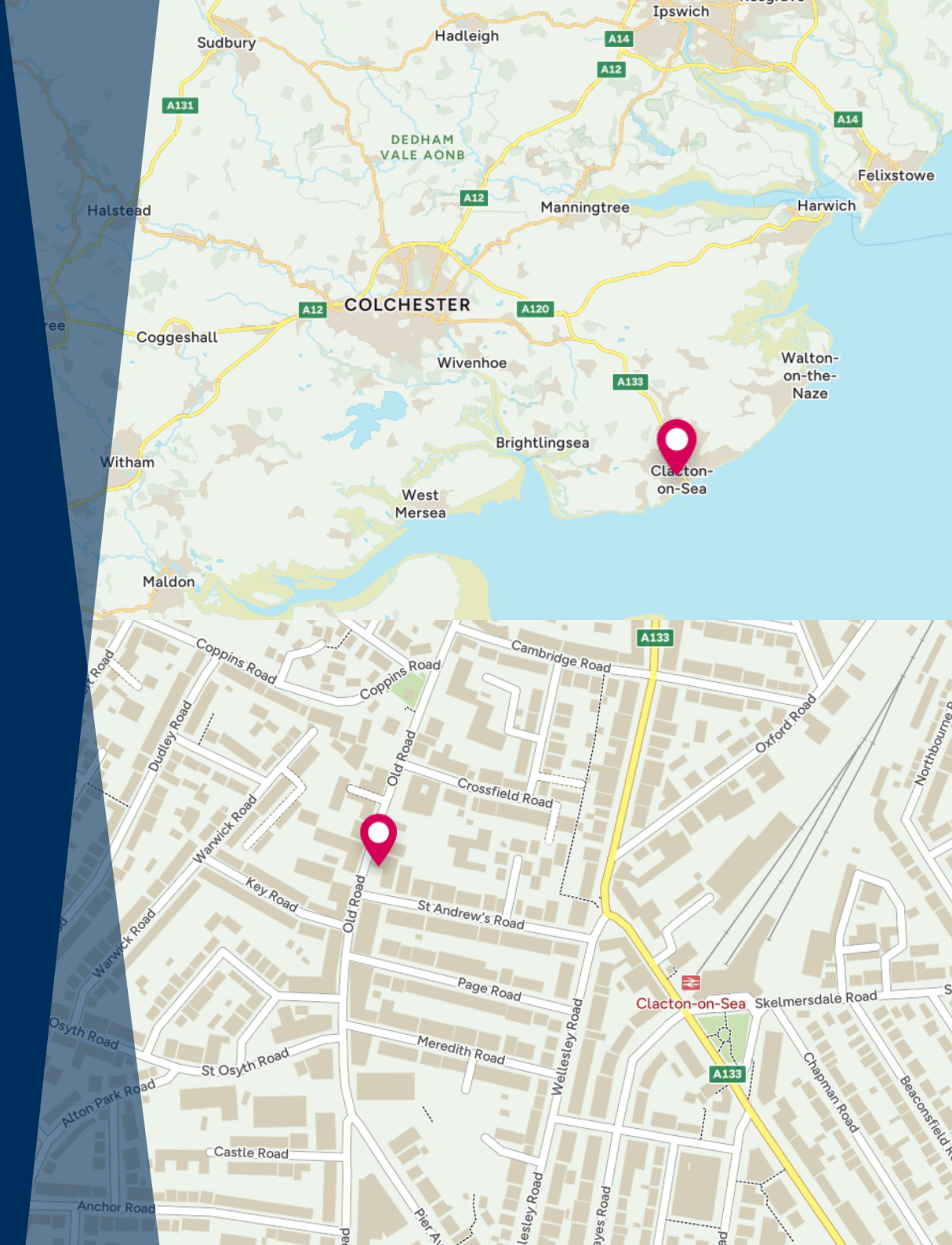
The property comprises a ground-floor lock-up retail unit offering versatile, open-plan space suitable for retail or office use, featuring full-width display windows providing excellent visibility and natural light., with W/C facility to the rear.

Most recently trading as a pharmacist, the property is well suited to a variety of uses (STP), to include financial services, recruitment consultancy, estate agency or retail purposes.

ACCOMMODATION

[Approximate Net Internal Floor Areas]

- » Total: 737 sq ft [68.5 sq m] approx.



TERMS

The premises are available to let on a new internal repairing and insuring lease, with lease length and terms to be agreed, at a rent of £12,000 per annum plus VAT.

We are advised that VAT is applicable.

BUILDINGS INSURANCE

The buildings insurance is to be arranged by the landlord with the cost to be recovered from the tenant.

For the current year the approximate cost is £TBC plus VAT.

BUSINESS RATES

We have been informed that the rateable value is £8,000.

For rateable values below £12,000, 100% small business rate relief may be available, subject to eligibility.

We recommend all parties make their own direct enquiries with the local rating authority.

ENERGY PERFORMANCE CERTIFICATE [EPC]

We have been advised that the premises fall within class D (87) of the energy performance assessment scale.

A full copy of the EPC assessment is available upon request.

SERVICE CHARGE

We have been advised that a service charge will be applicable. Approx. cost for the current year is £TBC.

VAT

All rents and prices are exclusive of VAT under the Finance Act 1989. Interested parties are advised to consult their professional advisors as to their liability, if any, in this direction.

LEGAL COSTS

Each party will bear their own legal costs.

VIEWINGS STRICTLY BY APPOINTMENT VIA SOLE LETTING AGENTS:

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Particulars created 25 October 2024

