

40 Pier Avenue, Clacton-On-Sea, Essex, CO15 1QN



To Let Prime Retail Shop with storage

3,220 Sq Ft (300 Sq M)

- Prime Retail Location
- Ancillary Storage
- Fully Glazed Shopfront
- Suit Various Uses, Subject to Planning

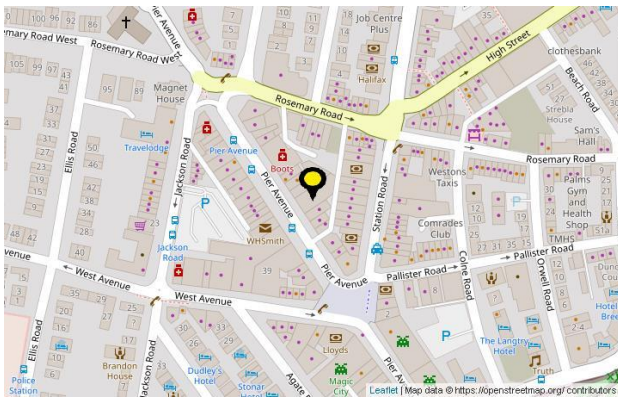


PROPERTY DETAILS

Location

Clacton is a busy coastal and tourist town with a resident population of circa 50,000 people, a population that grows significantly in the summer months. The town lies some 15 miles east of Colchester via the A133 and provides regular rail links to London Liverpool Street.

The property is located in the heart of the towns prime shopping area of Pier Avenue, close to major occupiers including Costa, JD Sports, ShoeZone, Poundland and WHSmith as well as banks, restaurants and office users.



Description

The property comprises a substantial mid terraced retail shop with first floor ancillary storage/offices beneath a pitched slate roof.

The shop provides a fully glazed frontage and benefits from a open plan sales area with suspended ceilings, LED lighting, air conditioning, WC and kitchen facilities and ancillary first and second floor levels.

Legal Fees

Each party is to bear their own legal costs incurred during the course of any transaction.

Business Rates

We are advised by Tendring District Council that the property appears in the Valuation List with a Rateable Value of £37,000.

Accommodation

The property has the following dimensions and Nett Internal Floor Areas:

Ground Floor Sales 1,160 sq ft

First Floor Storage 1,035 sq ft

Second Floor storage 1,025sq.ft

Nett Internal Area 3,220 sq ft (300 sq m)

Terms

A new Full Repairing and Insuring (FRI) lease for a term of years to be agreed incorporating periodic upward rent reviews.

Rent

Rental terms available on application.

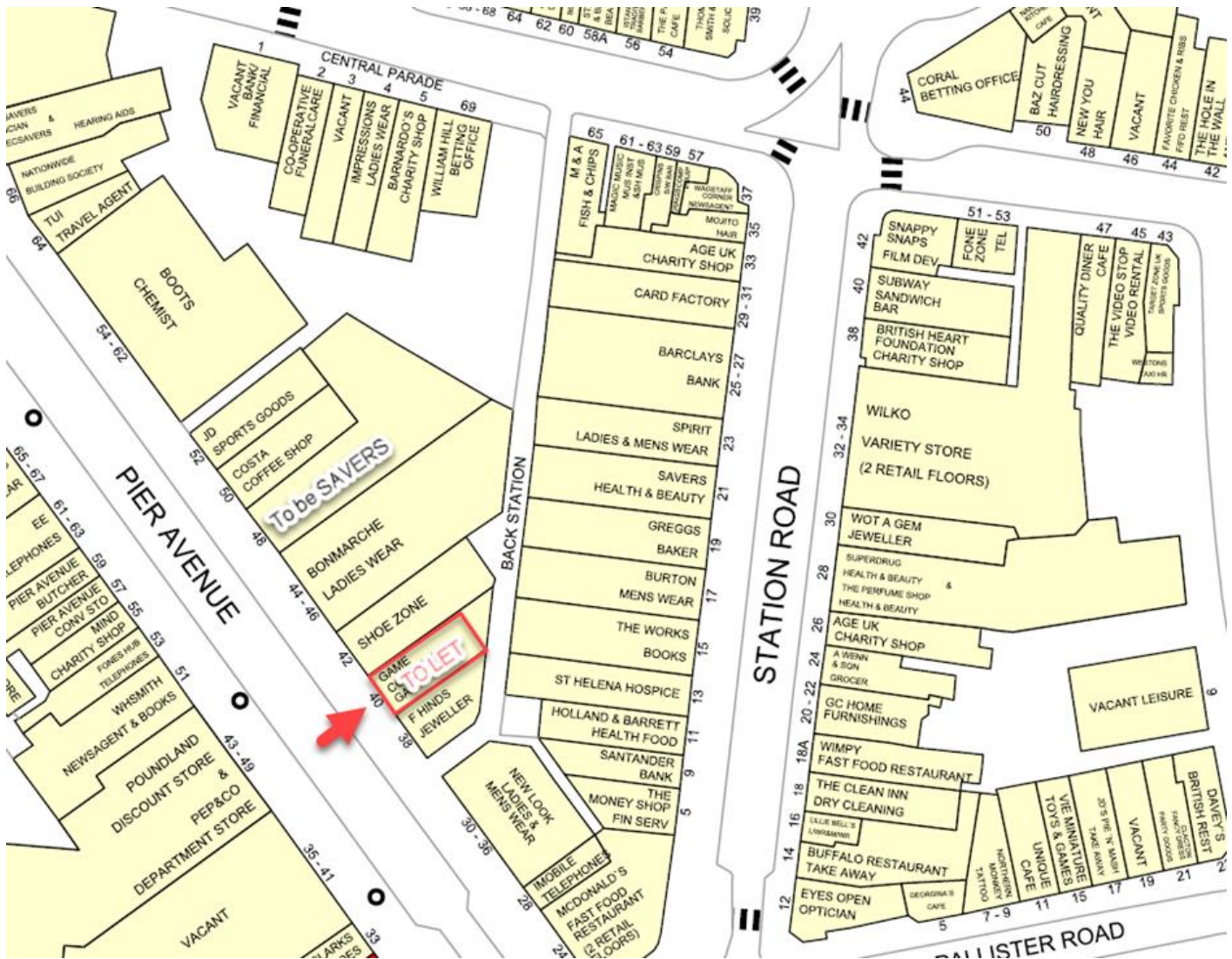
Planning

The property benefits from an established Class A1 (retail) use but is considered suitable for alternative uses, subject to planning. Interested parties are advised to contact Tendring District Council on 01255 686868.

Energy Performance Certificate

The property does not have an EPC rating and is due to be assessed.

PROPERTY DETAILS



For viewings and further details please contact



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