

81-83 Pier Avenue, Clacton On Sea, Essex, CO15 1QE



To Let

Prime Retail Premises

3,290 Sq Ft (305.64 Sq M)

-  Prime Town Centre Location
-  Extensive Ground Floor Retail Area
-  Ancillary Internal Storage
-  Well equipped

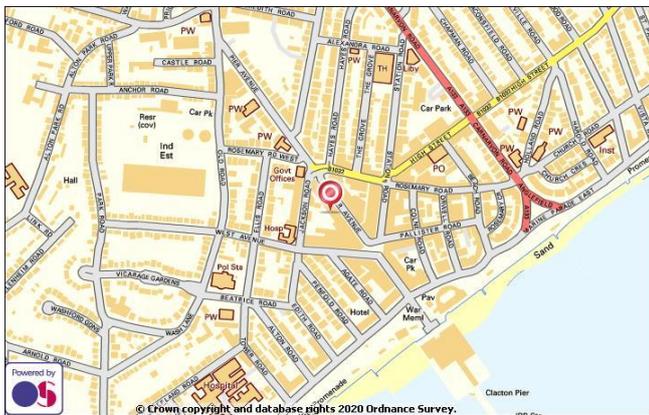
PROPERTY DETAILS

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 Edinburgh Woollen Mill, Specsavers, Boots, Dorothy Perkins and WHSmith.



Terms

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

Rent

£29,995 per annum exclusive of Business Rates, VAT, and all other outgoings.

VAT

All rents quoted are exclusive of Value Added Tax which may be applicable.

Legal Fees

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

Planning

The property has an established Class A1 (Retail) Use but is consider suitable for a rage of uses, STP. Interested parties are advised to contact Tendring District Council on 01255 686868. Use.

Description

The property is situated in the heart of the town centres prime retailing area and benefits from ground, first, second, and third floors, WC facilities, staff room, air conditioning and internal storage.

Accommodation

According to our calculations, the property has the following Net Internal Areas (NIA):

Ground	2,180 sq ft
First	470 sq ft
Second	320ft
Third	320 sq ft
Total	3,290ft (305.6 sq m)

Business Rates

The property appears in the 2017 rating list with a Valuation of £60,500.

Energy Performance Certificate

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

For viewings and further details please contact



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