






**28 Jackson Road, Clacton On Sea, Essex, CO15 1QL**



## **For Sale / To Let Office Building 3,193 Sq Ft (296 Sq M)**

-  Town Centre Location
-  Vacant Possession
-  Just Refurbished
-  Parking Available Nearby
-  May Suit Development STP



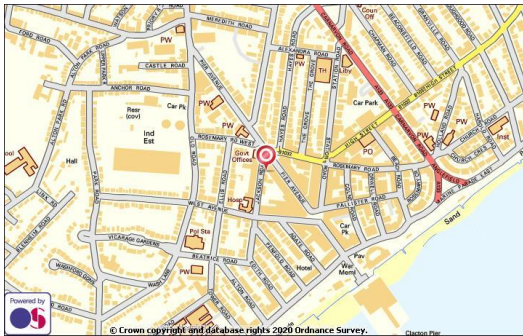
# PROPERTY DETAILS

## 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.

Jackson Road houses brands including Travelodge, Domino's Pizza and a number of independent retailers. Pier Avenue is the main retail pitch of Clacton with multiple national retailers including; Boots, Costa Coffee, Specsavers, EE and more.

The train station is approximately quarter of a mile away.



## Description

A purpose-built office block which spans three floors, accommodation has been refurbished throughout and provides 5x individual office suites of various sizes, with reception area, ladies & gents toilets and a communal kitchen.

There is no on-site parking but we are informed that the previous tenant had an arrangement with adjoining NCP car park whereby they were able to secure a number of annual permits at an additional cost.

## Legal Fees

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

## Accommodation

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

Ground Office	545 sq ft
First Office	1,324 sq ft
Second Office	1,324 sq ft

**Total Nett Internal Area 3,193 sq.ft (296 sq.m)**

## Price / Rent

Freehold  
£325,000 per annum exclusive of rates and all other outgoings.

Leasehold  
There is also an option to rent. Further details are available upon request.

## Planning

The subject property has an established Class E (Offices) Use although may be suitable for other uses, subject to planning.

Interested parties are advised to contact the local Planning Authority to satisfy themselves that their proposed use conforms with the current planning consent.

## Business Rates

We are advised by Tendring District Council that the property appears in the Valuation List with a Rateable Value of £15,750.

## Energy Performance Certificate

The property has an EPC Rating of D94. A copy is available upon request.

For viewings and further details please contact



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