

01206 577667
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 **Whybrow**

**First Floor Premises – To let
By way of new lease**



16b Station Road, Clacton On Sea, Essex, CO15 1SX

Asking Rent: £9,500 Per Annum Exclusive 1,600 Sq. Ft (148.6 Sq. M)

- High footfall area
- Town Centre Location
- Prominent roadside frontage
- Open Plan
- Suit A Variety Of Uses, STP
- Surrounding occupiers include Greggs, Superdrug and Santander

Location

Clacton on Sea is situated approximately fifteen miles east of Colchester via the A133 trunk road and has a resident population of circa 50,000 people which grows significantly during the summer months. The town centre contains a wide array of national multiples, banks or restaurants and office users.



Description

The property comprises self-contained open plan first floor accommodation accessed from Station Road benefiting from timber flooring, fluorescent lighting, central heating, a fitted bar and WC facilities.

Accommodation

The property benefits from the following Net Internal Area (NIA):

First Floor – 1,600 sq. ft (148 sq. m)

Asking Terms

The property is available by way of a new Full Repairing lease for a term of years to be agreed with regular upward only rent reviews.

Rent

£9,500 per annum exclusive of Business Rates, VAT if applicable and all other outgoings.

Service Charge

The property is subject to a service charge. Further details available upon request.

Legal Fees

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

Planning

The property benefits from an established Class E (Retail) use but is considered suitable for a range of other uses, STP.

Interested parties are advised to contact Tendring District Council on 01255 686868.

Business Rates

The property appears in the Valuation List with a Rateable Value of £9,800.

Energy Performance Certificate

This property has an EPC rating of G, with a score of 194. A copy of the certificate can be provided upon request.



Ewan Dodds BSc FRICS
ewan.dodds@whybrow.net
01206 577667



Will Moss BSc
William.moss@whybrow.net
01206 577667

01206 577667 | info@whybrow.net | whybrow.net

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