

£7,500 per annum exclusive



Unit 2, Jackson House, Jackson Road, Clacton On Sea, Essex, CO15 1JA



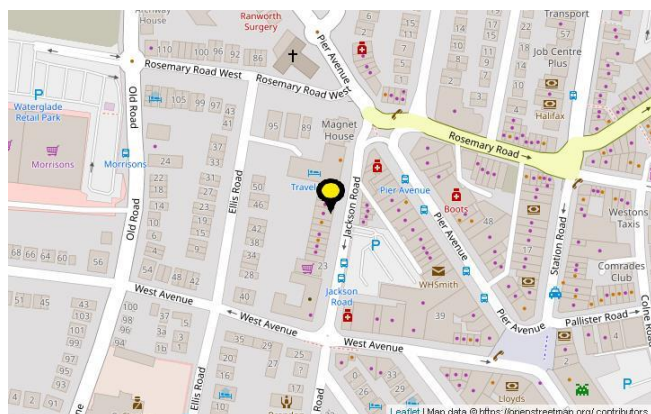
To Let Retail Premises 676.02 Sq Ft

- Town Centre Location
- Parking Available Nearby
- May Suit Alternative Uses, Subject to Planning
- New Lease Available
- Large Basement Storage Area

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.



Description

This terraced unit is located at ground floor level under four floors occupied by Travel Lodge.

The unit itself is fully fitted with a kitchen, large WC, sales area and spacious basement storage area.

Accommodation

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

Ground floor – 385.35 Sq Ft

Basement – 290.67 Sq Ft

Total – 676.02 Sq Ft

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

£7,500 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 class. Interested parties are advised to make contact with Tendring District Council on 01255 686868.

Business Rates

The property is to be assessed for Business Rates.

Energy Performance Certificate

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

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