01206 577667

www.whybrow.net



## Substantial Town Centre Retail Premises - To let



# 42-46, Kingsway, Dovercourt, Essex, CO12 3JP

Rent: £90,000 Per Annum Exclusive

12,449 Sq. Ft (1,155 Sq. M)

- Highly Prominent Corner Position
- Glazed Main and Return Frontages
- Additional Storage
- Suit Various Commercial uses, STP
- Close to Railway Station
- New Lease Available

## **Property Details**



#### Location

Dovercourt, which lies approximately 15 miles east of Colchester on the A120 and provides direct access onto the A12 is a small seaside town within the Tendring District which alongside Harwich has a population of circa 16,000 people.

Mainline rail facilities are provided from Harwich town to London Liverpool Street and Harwich Port is one of the UK's leading multi-purpose freight and passenger ports providing regular ferry routes to the Netherlands, Germany and Scandinavia.

The property occupies a highly prominent corner frontage overlooking Kingsway at its junction with High Street.



## **Description**

This substantial retail/commercial unit over ground and two upper floors plus basement, offers extensive sales accommodation over its ground and first floors plus ancillary storage/office and welfare facilities.

## **Town Planning**

The property benefits from an established Class E (Retail) use but is considered suitable for a range of commercial uses, subject to planning.

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

#### **Accommodation**

The property benefits from the following Net

Internal Areas (NIA): Ground Floor 4,702 sq. ft

First Floor 4,326 sq. ft Second Floor 2,098 sq. ft Basement 1,323 sq. ft

Total 12,449 sq. ft (1,155 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.

## **Asking Rent**

£90,000 Per Annum Exclusive

#### **Business Rates**

The property appears in the Valuation List with a Rateable Value of £36,500.

## **Energy Performance Certificate**

The property is to be reassessed for an EPC rating.

## **Legal Fees**

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





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



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



Charntelle Goodyear Charntelle.goodyear@whybrow.net 01206 577667

Misrepresentation Act 1967

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

Whybrow & Dodds Ltd. for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchases or lessors and do not constitute part of an offer or contract, (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but their accuracy is not guaranteed and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them, (iii) no person in the employment of Whybrow & Dodds Ltd. Has any authority to make or give any representation or warranty in relation to this property. Whybrow & Dodds Ltd, 2 De Grey Square, De Grey Road, Colchester, Essex, CO4 5YQ. Registered in England No 2155295