

01206 577667

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 **Whybrow**

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)

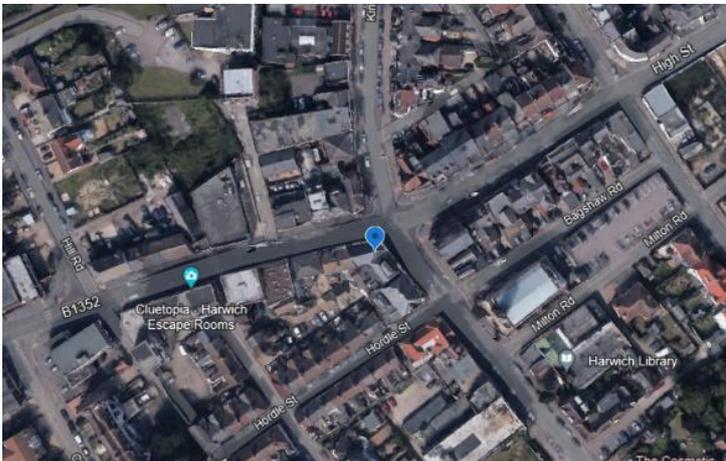
- Highly Prominent Corner Position
- Glazed Main and Return Frontages
- Additional Storage
- Suit Various Commercial uses, STP
- Close to Railway Station
- New Lease Available

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