01206 577667
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Prominent Retail Shop or Office - To Let



230 High Street, Dovercourt, Harwich, CO12 3AY

Asking Rent: £27,500 per annum exclusive

3,431 Sq. ft (319 Sq. m)

- Character Building in the centre of historic Harwich
- Public Car Parking located nearby
- Suitable for a Variety of Uses STP
- Prominent Corner Position on Kingsway and High Street

Property Details

Location
Harwich is one of Britain's most historic and strategically important port towns located c.16 miles from Colchester and 75 miles northeast of London.

The town benefits from excellent transport links by road, rail and sea. Harwich International railway station provides direct connections to Colchester, Ipswich and London, while the nearby A120 offers convenient access to the wider East of England and national motorway network.

The property occupies a prominent corner position on Kingsway and High Street in the town centre. Harwich town centre comprises a mixed use of dwellings, shops, cafés, restaurants, and professional services. National occupiers in the area include Superdrug, Iceland, and Boots as well as some smaller independent shops.

Description
The property is brick built with single glazed sash windows over 3 floors. The ground floor has a large sales area with carpeting, suspended ceilings, and perimeter trunking. There are smaller offices toward the rear with plastered and painted walls and LED tile lights. The first floor is of similar specification with carpeting and perimeter trunking along with separate male and female wc's. At the rear there is a room fitted out as a kitchen with tiling and a hot water boiler. The second floor has not been fitted out but is plastered and painted.

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

Ground Floor	1,513 sq. ft
First Floor	780 sq. ft
Second Floor	417 sq. ft
Basement	721 sq. ft
Total NIA	**3,431 sq. ft (319 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 to be agreed.

Rent
£27,500 per annum exclusive of Business Rates and all other outgoings.

Planning
The property benefits from an established Class E (Retail) use. 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 £22,000.

VAT
The property is not elected for VAT.

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

Energy Performance Certificate
The property benefits from an EPC rating of D88.



Property Details















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Misrepresentations Act 1967

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