01206 577667
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Prominent Bar/Restaurant/Takeaway - To Let



Midland House, 1-3 High Street, Harwich, CO12 3PS

Asking Rent: £32,500 per annum exclusive

2,101 Sq. ft (195 Sq. m)

- Central Location in the historic town of Harwich
- 5 Allocated Car Parking spaces
- Suitable for a Variety of Uses STP
- Prominent Corner Position on Cliff Road 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.

Situation
The property occupies a prominent corner position on Cliff Avenue and the top of the High Street. 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 of concrete frame construction with brick infill arranged as commercial at ground floor with residential dwellings above. The ground floor is divided into two units, with one area fitted as Pizzeria with fitted kitchen with air extraction plant in situ (untested) and the remainder of the ground floor arranged as bar/restaurant with separate male and female WC's.
There is a small beer cellar accessed from a trapdoor behind the bar (not inspected) and to the front of the building is a small decking area for outdoor seating. Allocated parking is adjacent to the building.

Accommodation
The property benefits from the following Gross Internal Areas (GIA):

Pizzeria	412 sq. ft
Bar/Club area	1,689 sq. ft
Basement	Not surveyed

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
£32,500 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 £30,875.

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 has an EPC rating of TBC.





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