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**Retail Shop – To let**




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

Asking Rent: £8,250 Per Annum Exclusive

676 Sq. Ft (63 Sq. M)

- Town Centre Location
- Parking Available Nearby
- May Suit Alternative Uses STP
- New Lease Available

# Property Details

## 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, JD Sports, Poundland, Costa Coffee 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, WC and largely open plan sales/dining area.

## Accommodation
The property benefits from a Net Internal Area (NIA) of 676 sq. ft (63 sq. m).

## VAT
The property is elected for VAT.

## Asking Terms
The property is available by way of a new FRI lease for a term of years to be agreed with regular upward only rent reviews.

## Asking Rent
£8,250 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 are available upon request.

## Town Planning
The property benefits from an established Class E use class. Interested parties are advised to make contact with Tendring District Council on 01255 686868.

## Business Rates
The property is listed in the Valuation Office Agency with a rateable value of £5,600.

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

## Energy Performance Certificate
The unit has a current EPC rating of C54.







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