

Birchall Steel Consultant Surveyors

ENCLOSED CAR SALES SITE

OCCUPYING A PROMINENT CORNER POSITION
CLOSE TO THE WATERGLADE RETAIL PARK AND TOWN CENTRE



110' FRONTAGE 85' MAX DEPTH
PORTACABIN OFFICE
VALETING BAY & CONTAINER STORE

Ford Road
Clacton on Sea, Essex
CO15 3DS

TO LET ON A NEW LEASE AT A RENT OF £12,000 per annum
100% SMALL BUSINESS RATE RELIEF AVAILABLE

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LOCATION

The site is situated next to the junction of Ford Road and Alton Park Road, adjacent to EU Car Parts and opposite The Ford Road Dental Practice. There are a variety of other motor related users in Ford Road together with a Tesco Express at the junction with St Osyth Road. The Waterglade Retail Park is a few minutes' walk as is the main town centre.

Clacton itself is an important business centre as well as being a renowned seaside resort and has a resident population of around 51,000, although numbers are greatly swelled in the summer months.

The town, being one of the largest in Essex, is situated equidistant from Colchester and the port of Harwich, both of which are about 18 miles away. The town also benefits from branch line train services with fast and regular intercity services from Colchester to London's Liverpool Street.

DESCRIPTION

The property comprises a broadly triangular surfaced and fenced site most recently used for vehicle sales. The site comprises a fenced compound with space for approximately 12 cars and in front of the Portacabin is a customer car park area with tandem parking for 4 vehicles. At the rear is an open fronted valeting bay, a steel storage container and cloakroom facilities.

The site has a frontage to Ford Road of 100 ft. and a maximum depth of 85 ft. and a total site area of **0.1 acres**.

RATES

The rateable value is £7,700

The multiplier for the current year is 49.9p.

NOTE: As the rateable value is less than £12,000 the property would qualify for 100% Small Business Rate Relief.

EPC The building falls beneath the minimum size requiring an EPC.

SERVICES Electricity and drainage are connected.

TERMS The site is available To Let for a term and on terms to be agreed.

RENT **£12,000 per annum exclusive**

VIEWING Strictly by confirmed prior appointment with the agents:
Birchall Steel Ltd - Tel: 01787 883888

Clacton on Sea



Ordnance Survey

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