

FennWright

68a-70a Pier Avenue
Clacton on Sea
Essex
CO15 1NH

TO LET

Substantial Retail Unit With Prominent Roadside Frontage

- From Approx. 2,524 - 4,864 sq ft
- To Let From £35,000 Per Annum
- Attractive Two Storey Building
- First Floor Storage / Office Space
- Fronting Pier Avenue & Rosemary Road
- Prime Retail Location
- Nearby Occupiers Include Specsavers, Boots & Nationwide Building Society
- Suitable For A Variety Of Uses (STP)



Location

The premises occupy a prominent position at the western end of Pier Avenue, at its junction with Jackson Road. Pier Avenue is part of the principal retail pitch in the town centre, boasting multiple national retailers including Specsavers, Boots, Nationwide Building Society, Poundland and O2.

Clacton is a thriving seaside town with an estimated population of 53,000 residents. It is one of Essex's best known resorts and experiences a high level of tourism, particularly in the summer.

Description

The property comprises an imposing two storey end terraced retail unit complete with attractive clock tower feature, occupying a prominent pitch with glazed frontage to both Pier Avenue and Rosemary Road, as well as a large pedestrianised section directly in front of the unit facing the junction with Jackson Road.

Two sets of glazed double personnel doors provide access to the unit, with a larger retail sales area to the ground floor, with accessible W/C to the rear. A private staircase leads to the first floor which provides ancillary storage space. The first floor can also be accessed via a separate personnel door on the Rosemary Road elevation.

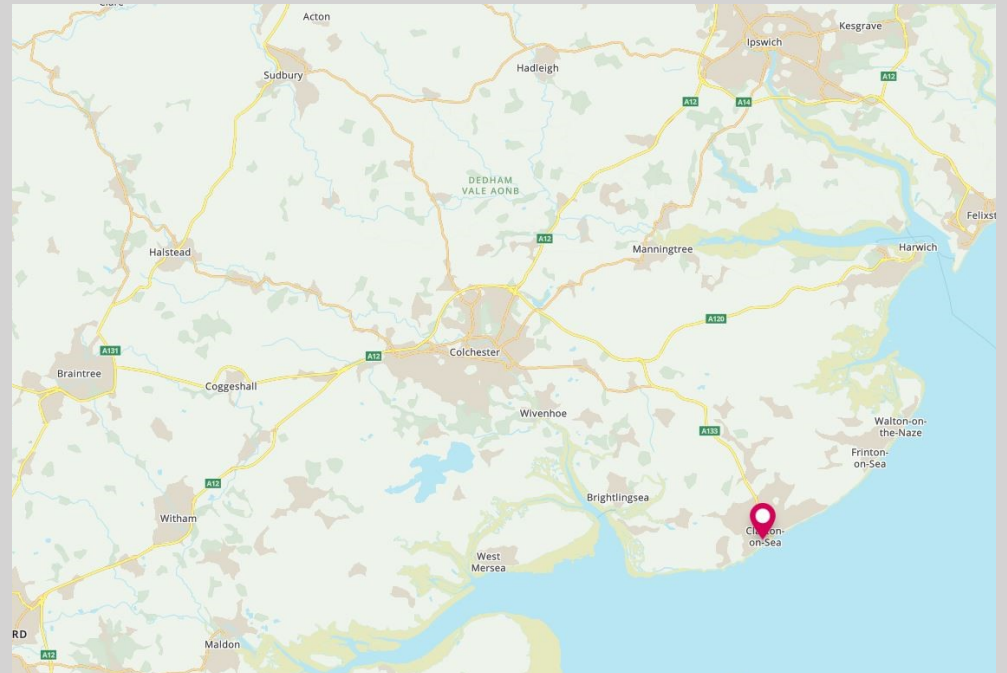
The property is situated in a prime trading location and would suit a variety of uses (subject to planning).

Accommodation

(Approximate Net Internal Area):

Ground Floor	Approx.	2,524 sq. ft	(234.5 sq. m)
First Floor	Approx.	2,340 sq. ft	(217.4 sq. m)
Total	Approx.	4,864 sq. ft	(451.9 sq. m)

Note: Measurements obtained from scaled floor plans, interested parties are advised to obtain their own measurements.



Terms

The premises are available to let as a whole, on a new full repairing and insuring lease, lease length and terms to be agreed, at a rent of £45,000 per annum. We are advised that VAT is applicable.

Alternatively, the ground floor is available to let at a rent of £35,000 per annum exclusive. Consideration will also be given to splitting the ground floor to suit a tenants requirement, subject to terms and covenant.

Note: the current tenants are holding over - occupation dates for a new tenant are therefore subject to negotiation.

Planning

We are advised that the premises benefit from longstanding 'A1' (Retail) use, which now falls under Use Class 'E' with effect from 2020. Interested parties are advised to make their own enquiries direct with the local planning authority.

Buildings Insurance & Service Charge

The buildings insurance is to be arranged by the landlord with the cost to be recovered from the tenant. The approx. cost for the current year is £1,650 (+ VAT). Tenants are to be responsible for their own contents and other liability insurances.

We are advised that no service charge is applicable.

Business Rates

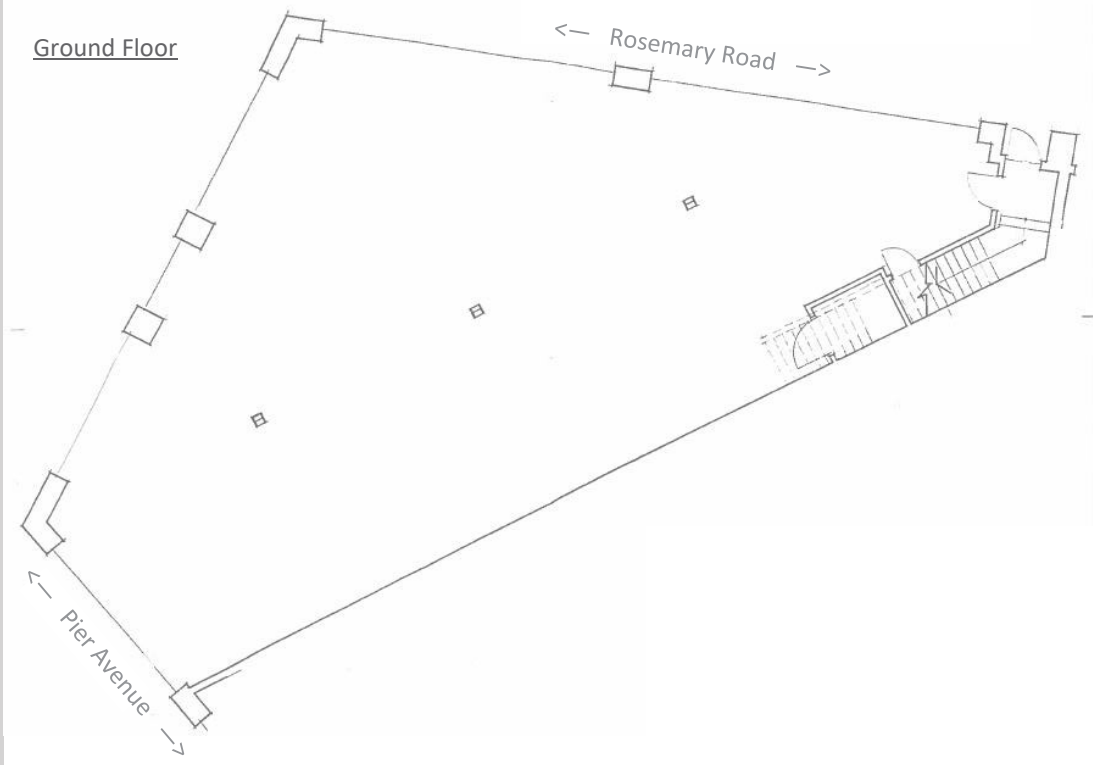
We have been informed that, effective 1st April 2023, the rateable value is £39,250. We therefore estimate rates payable are likely to be in the region of £19,585 per annum. We recommend all interested parties make their own enquiries direct with the local rating authority to confirm their liabilities.

Energy Performance Certificate

We have been advised that the premises fall within class D (90) of the Energy Performance Assessment scale. A full copy of the EPC assessment and recommendation report is available from our office upon request.

VAT

All rents and prices are exclusive of VAT under the Finance Act 1989. Interested parties are advised to consult their professional advisors as to their liability, if any, in this direction.



Note: The above floor plans are provided for indicative purposes only, and are not to be relied upon. The First Floor plan is as per the current fitout from the existing tenant., and may not represent the condition upon occupation.

FennWright

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Date Prepared: 16.04.24