

32-36 Station Road, Clacton on Sea, Essex, CO15 1SX



Prominent High Street Retail Premises

- High Street Frontage
- Substantial Premises Arranged Over Four Floors
- Excellent Main Road Visibility & High Footfall
- Nearby National Retailers Include Subway & Greggs
- EPC Rating - A (22)

Available
To Let

12,229 sq. ft
(1,137 sq. m)



- Most Active Agent Essex 2019, 2020, 2021 & 2022
- Most Active Agent Suffolk 2020 & 2022
- Dealmaker of the Year Essex 2019 & 2020
- Dealmaker of the Year Suffolk 2020
- Dealmaker of the Year South East 2021 & 2022



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Details

Location

The premises occupy a prominent position on Station Road, close to the junction of Rosemary Road and High Street.

Station Road is one of the principal retailing locations in the town centre, with national retailers including Card Factory, Taco Bell, Subway, Greggs, McDonalds, Barclays and British Heart Foundation.

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 a well presented retail unit, with full height glazed frontage to Station Road.

The unit benefits from a large, spacious open plan retail area on the ground floor, with trading / storage / ancillary space to the first, second and third floors.

Accommodation

(Approximate gross internal measurements, as advised by the VOA)

| | | |
|--------------|---------------------|---------------------|
| Ground Floor | 8,933 sq ft | (830 sq m) |
| First Floor | 2,183 sq ft | (203 sq m) |
| Second Floor | 663 sq ft | (61.6 sq m) |
| Third Floor | 450 sq ft | (41.8 sq m) |
| Total | 12,229 sq ft | (1,137 sq m) |

Terms

The premises are available to let on a new effective full repairing and insuring lease, lease length and terms to be agreed.

Quoting rent is available upon application. We are advised that VAT is applicable.

Buildings Insurance

The buildings insurance is to be arranged by the landlord with the cost to be recovered from the tenant.

Business Rates

We have been informed that the rateable value, effective 1st April 2023, is £106,000. We therefore estimate rates payable are likely to be in the region of £54,272 per annum.

Interested parties are advised to make their own enquiries with the local rating authority to confirm their liabilities.

Energy Performance Certificate (EPC)

We have been advised that the premises fall within class A (22) 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.

Legal Costs

Each party will bear their own legal costs.

Viewing

Strictly by appointment via joint agents:

**Fenn
Wright**

Lewis Chambers

01206 85 45 45

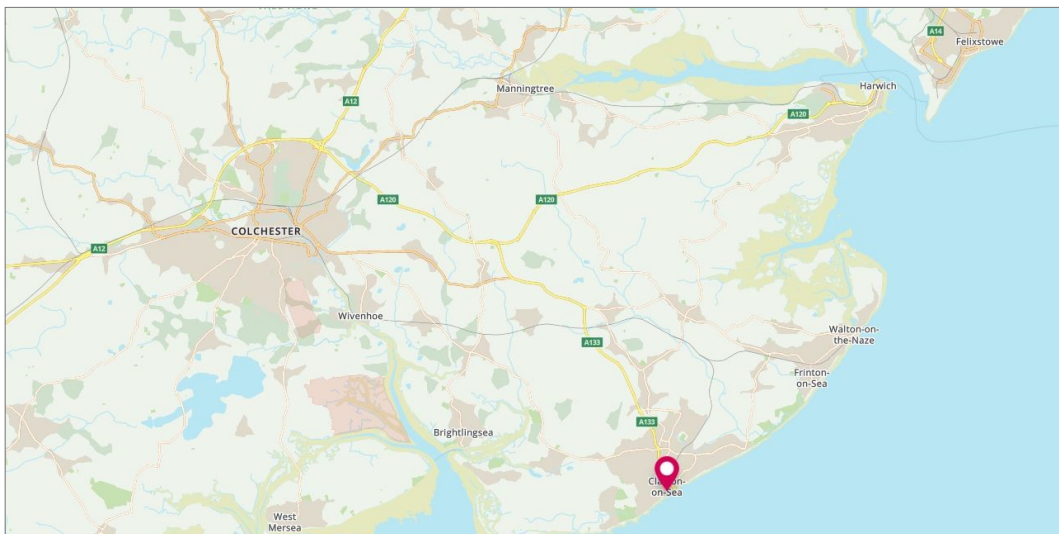
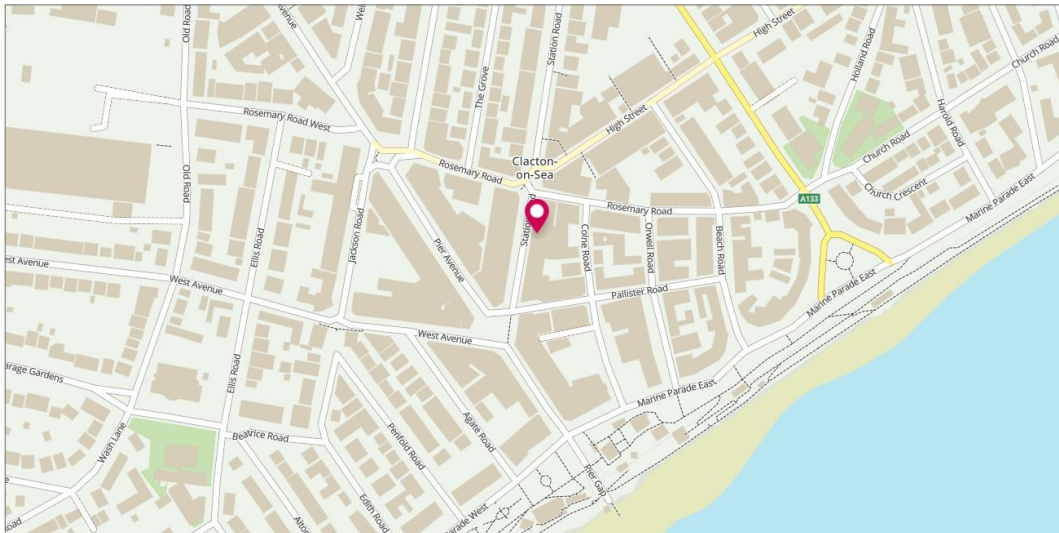
colchestercommercial@fennwright.co.uk

**Prime⁺
Retail**

Josh Gettins

07545 846 799

josh@primeretailproperty.com



For further information

01206 85 45 45
fennwright.co.uk

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