



LAMB & CO

Clacton-on-Sea

52 Station Road
Clacton-on-Sea
Essex CO15 1SP

01255 422240

St Osyth

11 Clacton Road
St Osyth
Essex CO16 8PA

01255 820424

Thorpe-Le-Soken

High Street
Thorpe-Le-Soken
Essex CO16 0EA

01255 862332

Harwich

286 High Street
Harwich
Essex CO12 3PD

01255 442505



JACKSON ROAD, CLACTON-ON-SEA, CO15 1JA

£875 PCM

Lamb and Co are pleased to advertise this commercial located in Jackson Road, Clacton on sea. This commercial benefits from having an upstairs storage room. This is available from 1st of February. Contact the office to express interest.

- Available 1st February
- Loading Bay At Front
- Electric Heating
- X2 Storage Rooms
- Located In Clacton Town
- EPC- D



Measurement of front space

12'3" x 30'6" (3.75 x 9.3)

Vinyl flooring. Spotlight fittings. Changing area if it was used for a clothes shop.

Measurement of Back Space/Storage Room

7'4" x 3'5" (2.25 x 1.05)

Laminate flooring. Electric heater. Door to WC.

WC

Low level WC at the back of the shop located in the storage room.

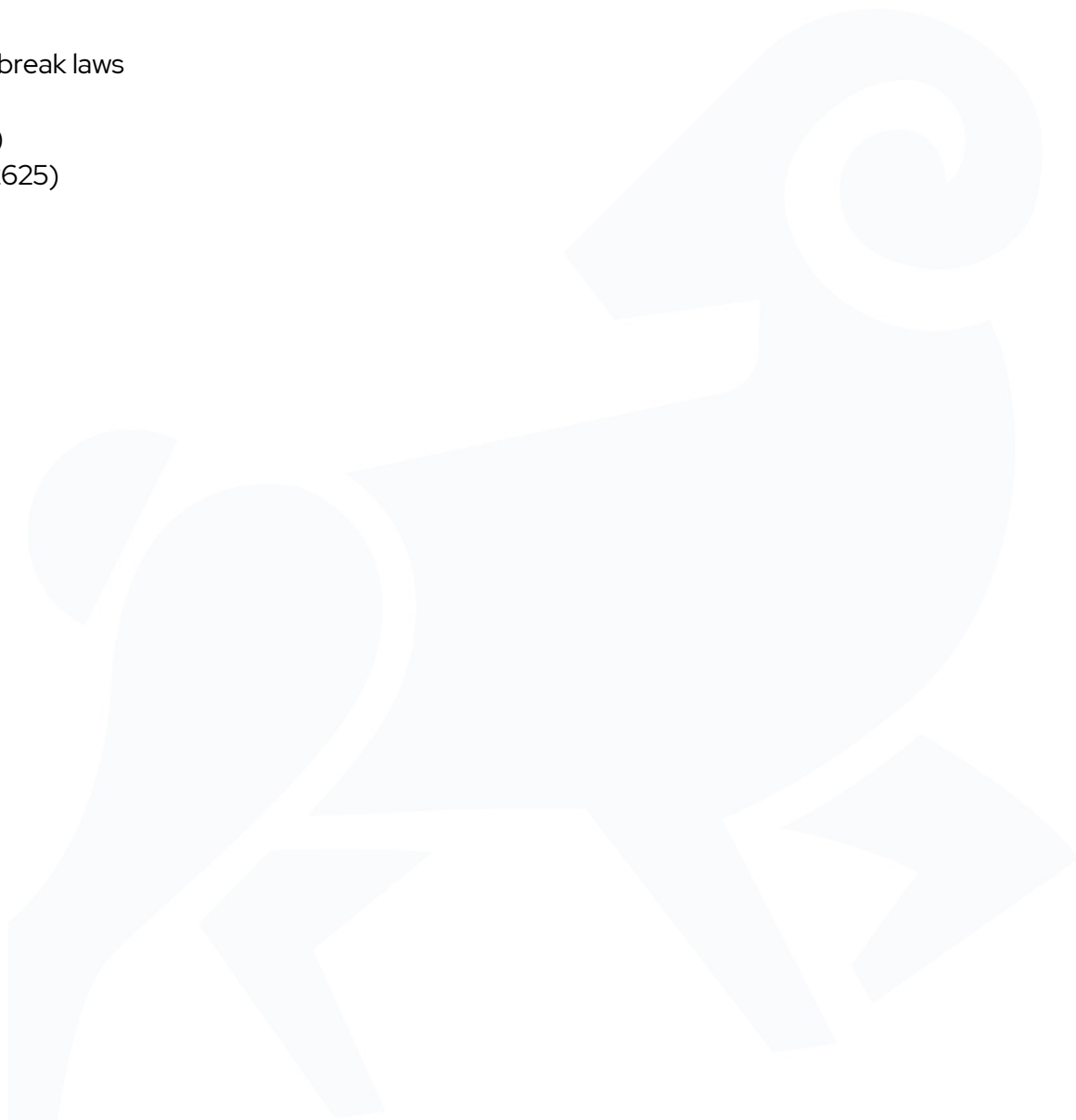
First floor

21'7" x 8'4" (6.6 x 2.55)

Laminate flooring. Electric heater. Double glazed window to rear of the property.

Terms

- 6 years lease with 3 year break laws
- 3 years rent review
- 3 months Deposit (2625)
- 3 months rent up front (2625)
- £750 legal Fees to pay

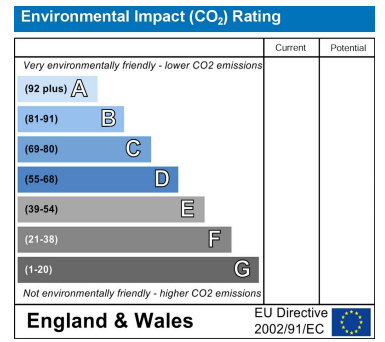
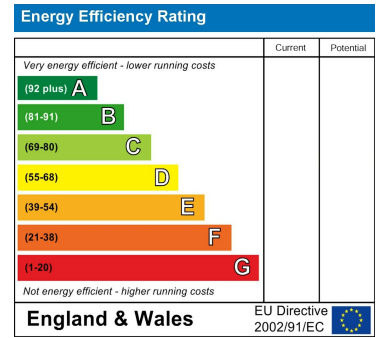


Map



Floorplan

EPC Graphs



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.