



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

£12,500 P.A

Lamb & Co are pleased to offer for rent this vacant commercial (E Class) unit with the option to have additional warehouse storage to the rear. Flexible lease terms, Refer to room description below for precise details all terms on both units will be in the room description.

- Available Now
- Located In The Town Centre
- Good Rate Of Footfall
- Loading Bay Out The Front
- Kitchenette
- EPC - TBC
- Shared Loading Bay



Front Of Property

Unit

1711.46 (521.51m.14.02m)

Comprising of laminated shop floor, painted walls, mini kitchenette and door. Warehouse not included in the £12,500 per annum, however up for negotiation.

Business Rates

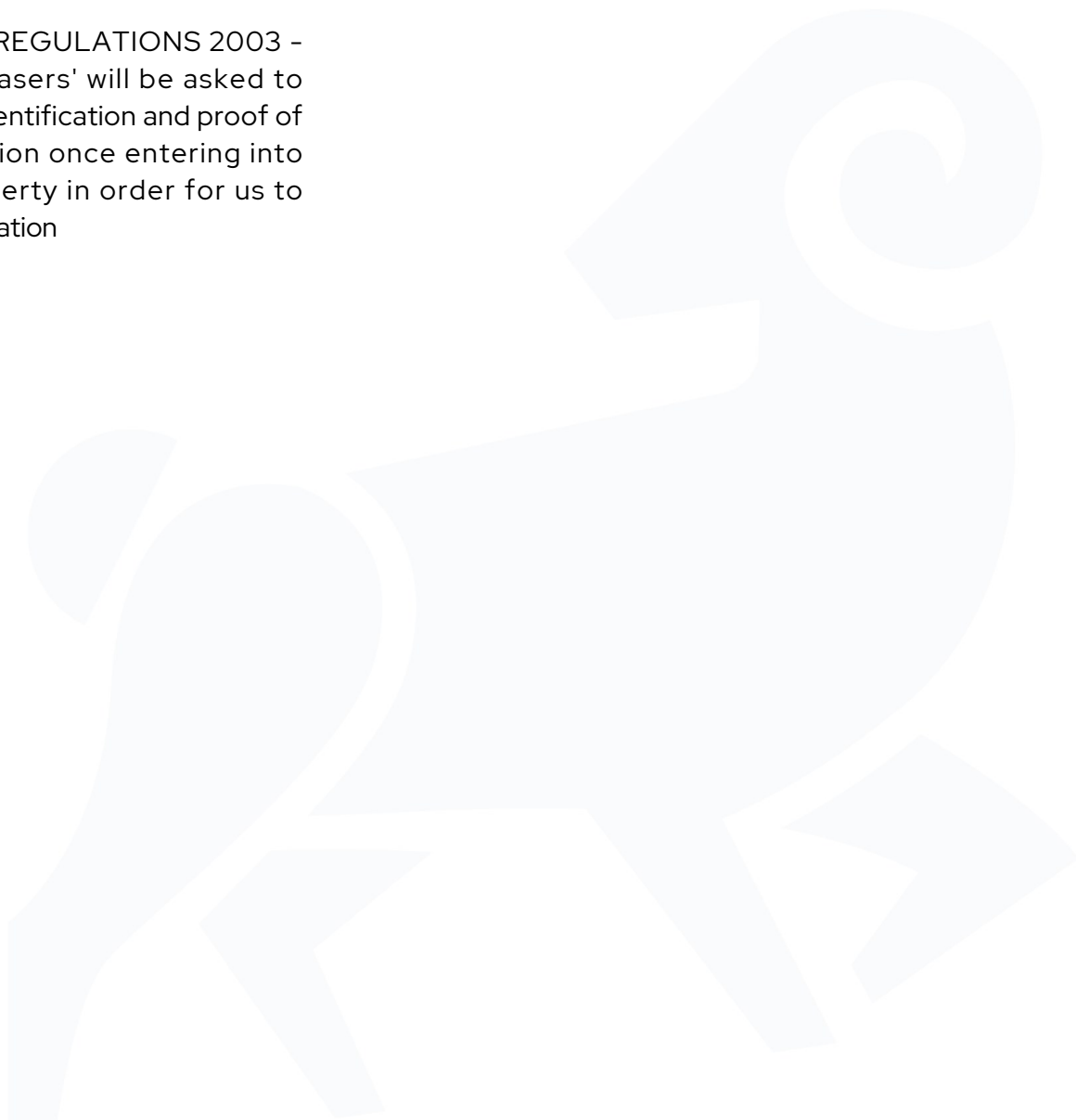
These are to be confirmed in due course.

Lease 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

Agent's Note

MONEY LAUNDERING REGULATIONS 2003 - Any prospective purchasers' will be asked to produce photographic identification and proof of residential documentation once entering into negotiations for a property in order for us to comply with current Legislation

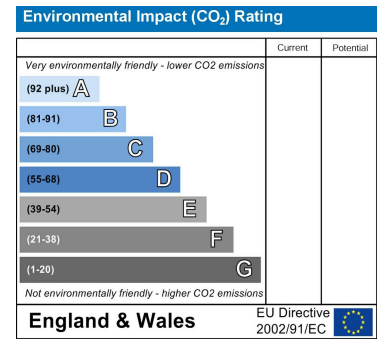
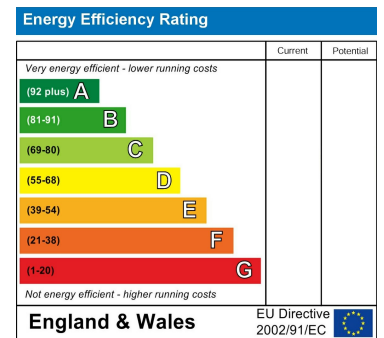


Map



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.