



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



HIGH STREET, CLACTON-ON-SEA, CO15 1NU

£100,000 PER ANNUM

A unique opportunity to let this former supermarket, on an overall site of approximately an acre and comprising in excess of 30,000 Sq ft of floor area across ground, first and second floor levels. The property offers extensive frontage along the High Street and vehicular access via Carnarvon Road, the building is offered in shell form ready for fit out. £100,000 +VAT is a reduced year one rent with stepped increases/reviews to be negotiated.

- Former Supermarket to Rent
- Available Immediately
- 30,835 Sq Ft
- Reduced Rent for First Year
- 0.96 Acre Site
- EPC D



DESCRIPTION

The property comprises a two storey building extending to 30,835 sq ft, providing ground floor retail accommodation with ancillary on the first and second floors. The store is rectangular in shape and benefits from a large service yard and separate staff parking. The site lies immediately adjacent to a 300 space car park owned by Tendring District Council.

ACCOMMODATION

Ground - Retail - 18,607 Sq Ft

First - Ancillary - 11,457 Sq Ft

Second - Ancillary - 771 Sq Ft

(eaves height approx. 15' increasing to 25' max)

VAT

VAT is applicable to rental premiums.

PLANNING

Class E(a)

Alternative uses may be possible subject to obtaining the necessary consent, enquiries should be made to Tendring District Council.

TERMS

Flexible lease terms to be negotiated. Discounted rent of £100,000 for the first year.

BUSINESS RATES

Rateable value from April 2023 - £287,500

Map

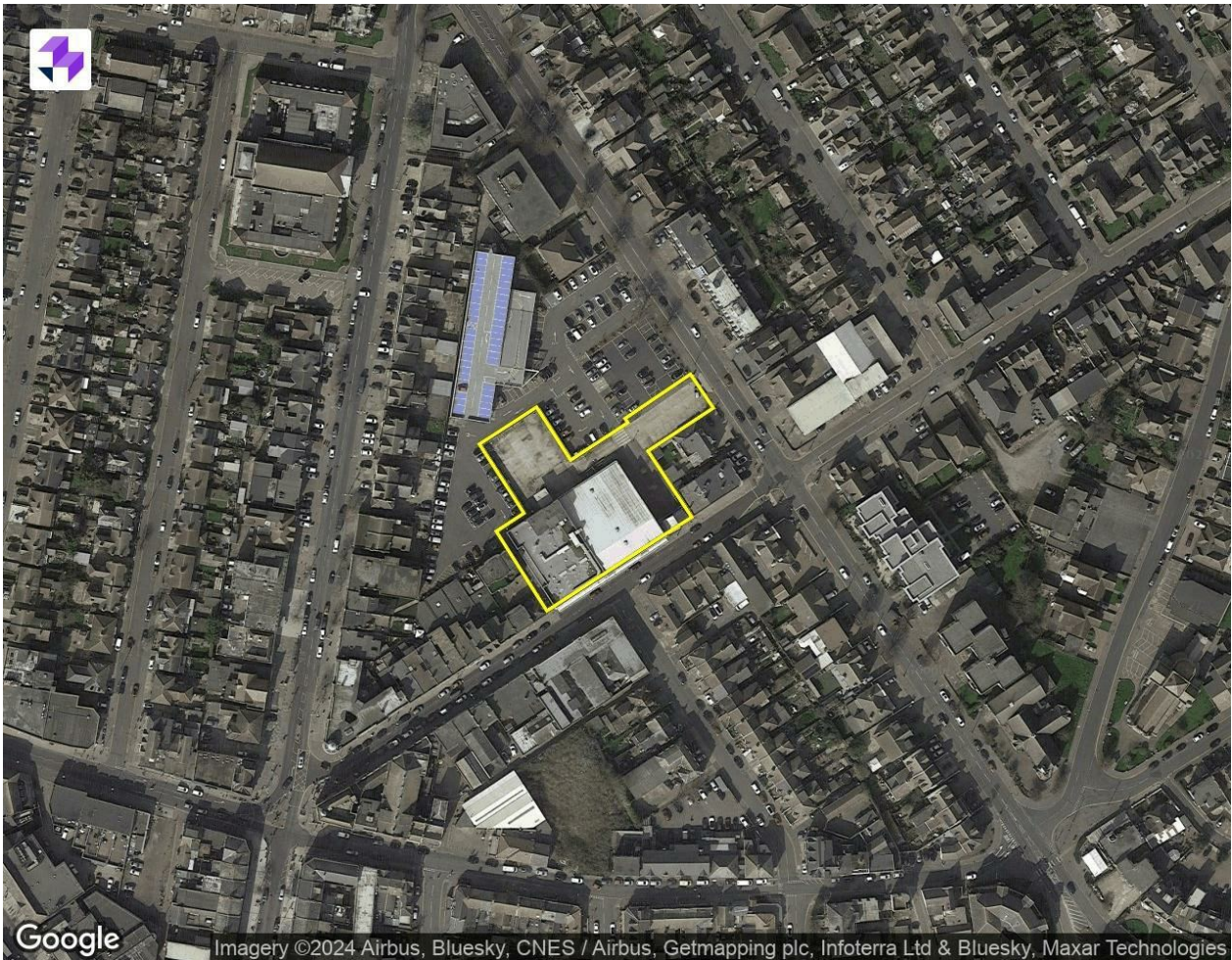


EPC Graphs

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Floorplan



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