



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



KINGS AVENUE, HOLLAND-ON-SEA, CO15 5EP

£12,000 PER ANNUM

An opportunity to rent this commercial space in the centre of Holland-on-Sea. The property offers scope for a number of possible uses subject to obtaining the relevant consent.

- Ground Floor Commercial Unit
- 838 Sq Ft
- Central Holland-on-Sea Location
- Potential Shop/Cafe/Restaurant (STP)
- Available Immediately
- EPC TBC



DESCRIPTION

A ground floor commercial unit located along Kings Avenue, close to it's junction with Frinton Road. Nearby retailers include; Ladbrokes, Hungry Horse pub/restaurant and a number of independent retailers including takeaways and a florist. Internally there is a large open area with bar, store room/cellar and a kitchen. There is a small forecourt to front.

PLANNING

Most recently used as a sports & social club falling under use class 'Sui Generis'. The property may be suitable for various alternate uses subject to obtaining the relevant planning consent. Enquiries should be made to Tendring District Council.

BUSINESS RATES

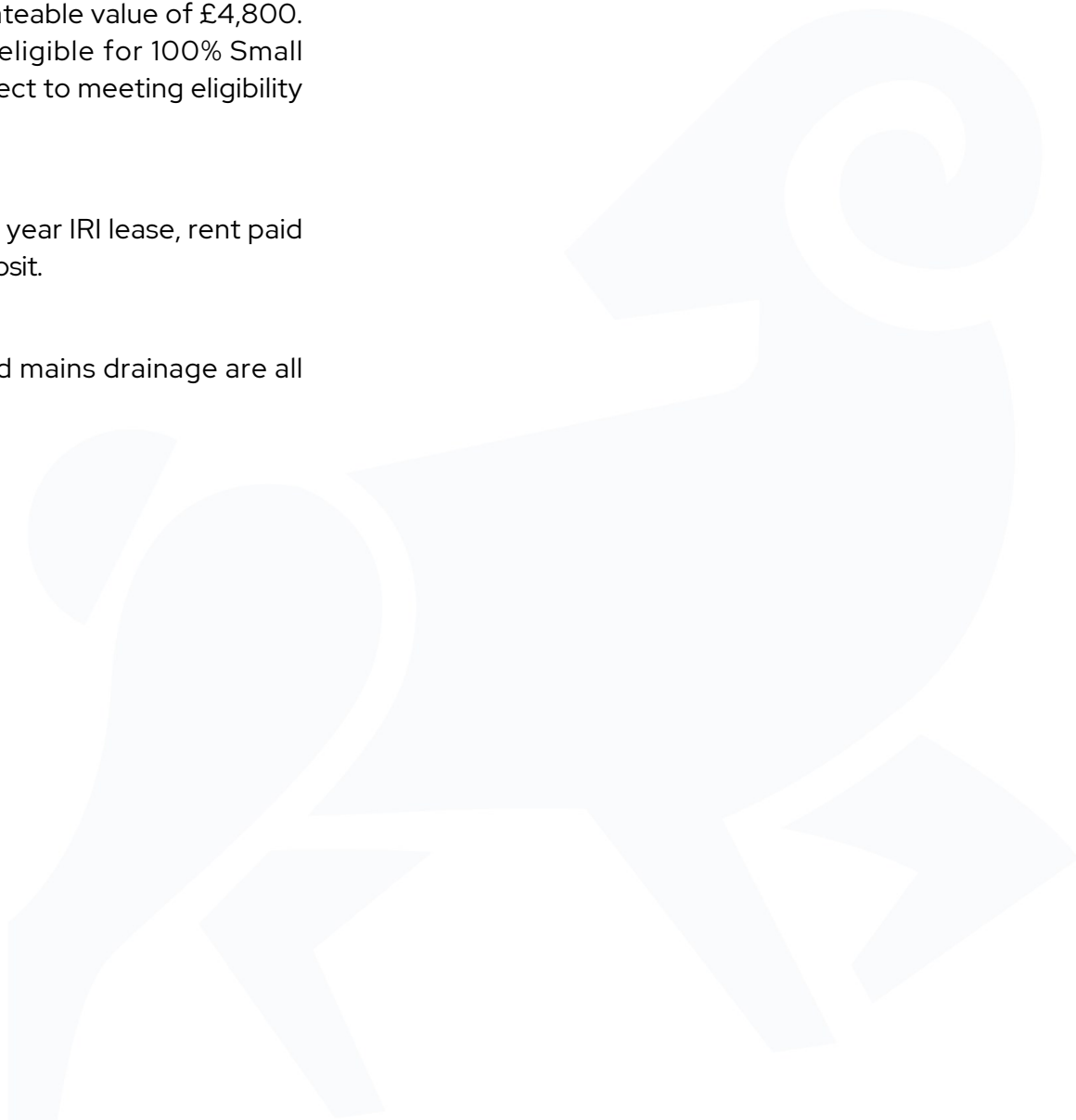
The property appears in the VOA rating list under 'club & premises' with a rateable value of £4,800. Ingoing Tenant may be eligible for 100% Small Business Rate Relief subject to meeting eligibility criteria.

TERMS

To be let on a minimum 5 year IRI lease, rent paid quarterly, one quarter deposit.

SERVICES

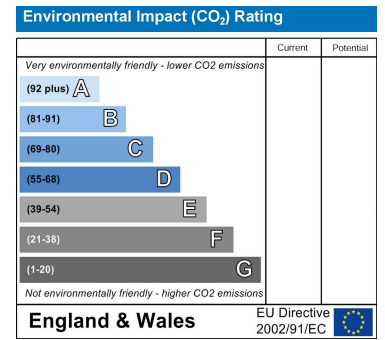
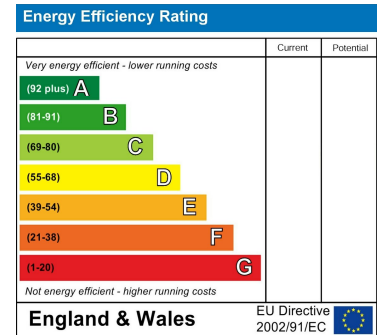
Electricity, gas, water and mains drainage are all connected.



Map

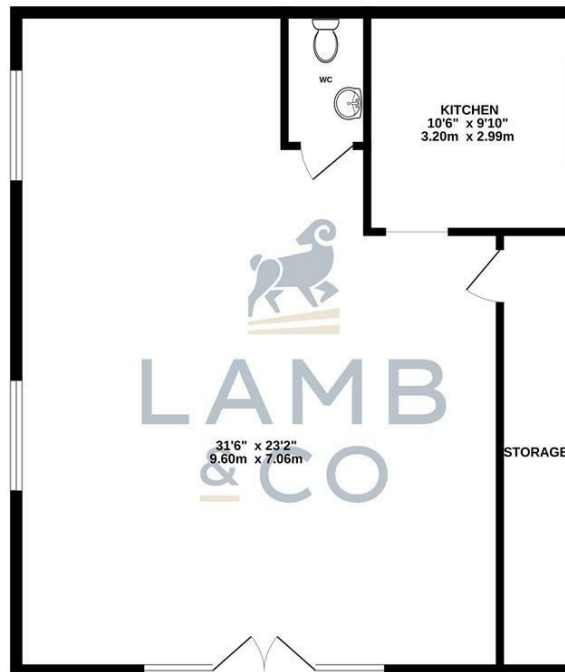


EPC Graphs



Floorplan

GROUND FLOOR
838 sq.ft. (77.9 sq.m.) approx.



TOTAL FLOOR AREA: 838 sq.ft. (77.9 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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