



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

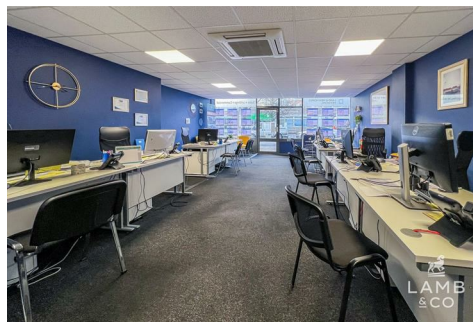
High Street
Thorpe-Le-Soken
Essex CO16 0EA

01255 862332

Harwich

286 High Street
Harwich
Essex CO12 3PD

01255 442505



STATION ROAD, CLACTON-ON-SEA, CO15 1SP

£13,500 PER ANNUM

A chance to rent this prime office on Station Road. Offered on a new FRI Lease (term to be agreed), this well presented office space benefits from aluminium shop front, air conditioning/heating, separate meeting room, store room and staff kitchen.

- Office/Retail Unit
- 865 Sq Ft
- Prime Town Centre Location
- Town Centre Location
- Available March 2024
- EPC C



MAIN OFFICE



WC



MEETING ROOM



STORE ROOM



STAFF KITCHEN

EXTERNAL STORE/WC

BUSINESS RATES

The property has a current rateable value of £13,000. Subject to meeting eligibility criteria, the premises qualifies for partial rate relief giving approximate rates payable of £2,162 per year.

Any enquiries should be made to Tendring District Council.

TERMS

To be let on a new Full Repair & Insuring lease, term negotiable but 5 years would be preferred. A rent deposit may be required. All other terms to be agreed by negotiation.

TIMING

Available from March 2024.

VAT

We are advised that the property is not elected for VAT and therefore the purchase price is not subject to VAT.

VIEWING

Viewing by appointment only.

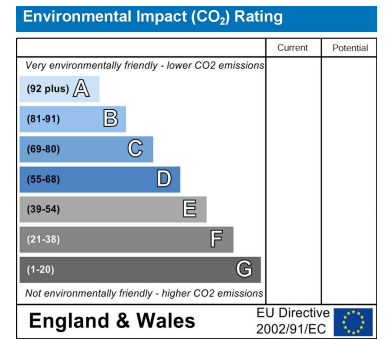
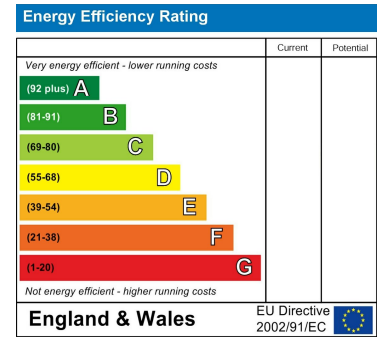
ADDITIONAL INFORMATION

Services: Electricity, gas (meter removed), mains water and drainage

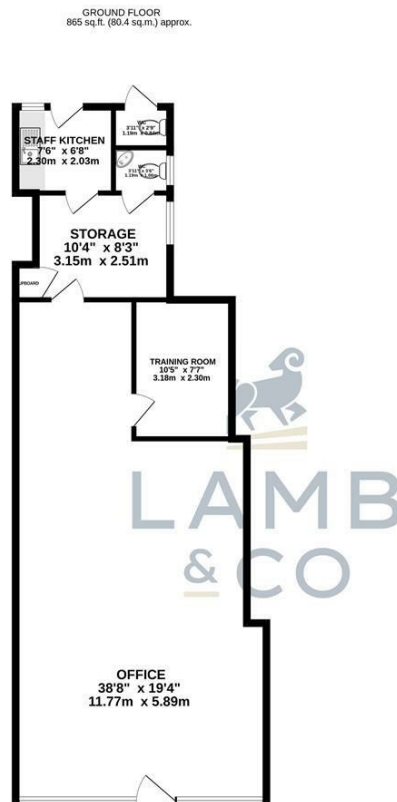
Map



EPC Graphs



Floorplan



TOTAL FLOOR AREA: 865 sq. ft. (80.4 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 by 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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