



CARNARVON ROAD, CLACTON-ON-SEA, CO15 6QB

£800

Lamb and co are pleased to advertise this commercial located in Carnarvon Road, Clacton On Sea. This property benefits from have split areas and being close to the town centre. This commercial is available now. Contact the office to express interest.

- Available Now
- Disabled Toilet
- Located at Top of Carnarvon Road
- Kitchen Area
- Storage Room
- EPC - D

Front Space



Approx 128sqft. Vinyl flooring. Spot lights in window bay.

Main Area



Approx 304sqft reduced to 169 sqft. Vinyl flooring. Currently has a feature wall. Spot lights on wall.

Kitchen Area



Approx 30sqft. Stainless steel sink. Eye and low level kitchen units. Wooden rolled work tops. Single glazed window to rear of the property.

WC



Low level WC. Low level sink basin. Handrails supplied.

Storage Cupboard

Storage room/ cupboard. Houses the fuse board.

Terms

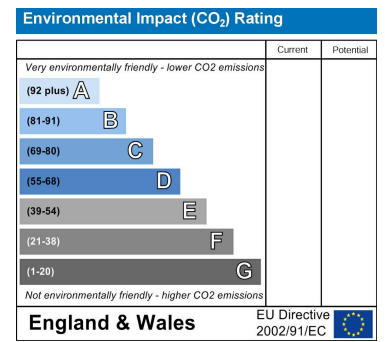
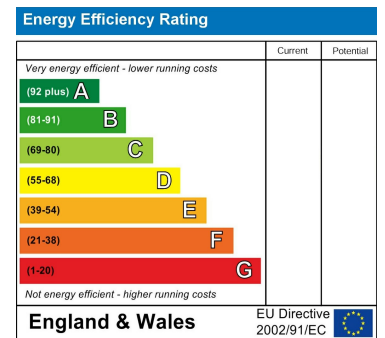
- 6 years lease with 3 year break laws
- 3 years rent review
- 3 months Deposit (2400)
- 3 months rent up front (2440)
- £750 legal Fees to pay

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.