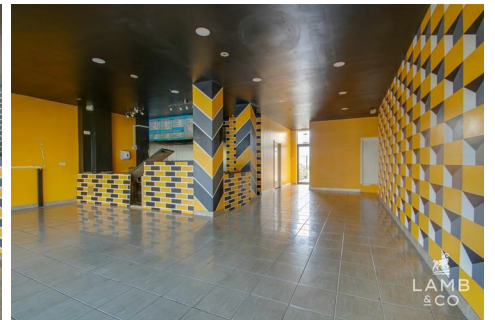
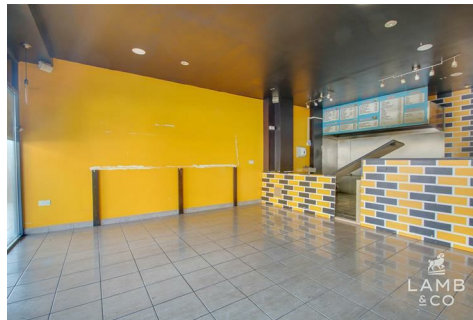
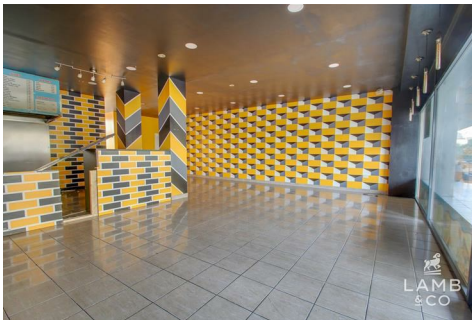




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## JACKSON ROAD, CLACTON-ON-SEA, CO15 1JA £10,500 PER ANNUM

Available immediately - This modern Commercial unit situated in Clacton's Town Centre adjacent Travelodge and Papa Johns. The property was formerly used as a restaurant/takeaway and benefits from industrial extraction system, kitchen area, customer seating area, toilets plus rear store room.

- Available Immediately
- Customer WC
- Town Centre
- Class E Use
- Staff Space With WC
- Adjacent Travelodge
- Disabled Access
- EPC B



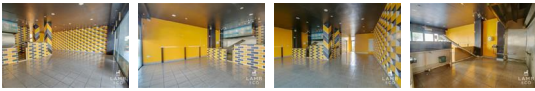
Sales | Lettings | Commercial | Land & New Homes  
sales@lambandcoproperty.co.uk | www.lambandcoproperty.co.uk

## Front of Premises



Hard standing area with access into the unit via steps or via ramp for disabled access both covered.

## Main Shop Area



Tile flooring. Extra space behind counter, was a kitchen. Has x 2 gas points for ovens/fryers etc. Small steel sink wall hung. Doors too:

## Back Room



Tiled flooring. X2 large steel sinks. Unvented water heater. Plenty of sockets.

## Storage Room



2 reasonable sized rooms for storage. Staff toilet and electric shower with no cubical however a drainer board.

## Customer WC



Low level WC for customers with a wall hung sink basin.

## Business Rates

Rateable Value - £13,750

Rates Payable - £6,861.25

Occupiers may be eligible for partial relief subject to meeting eligibility criteria. Enquiries should be made to local rating authority Tendring District Council

## Terms And Information

Advance Rent - 2months

Deposit - 3 months

Minimum lease of 2 years

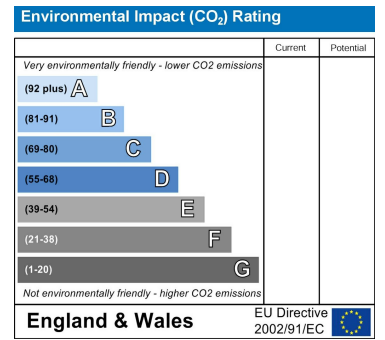
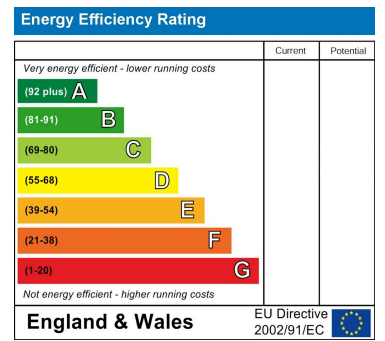
Change of use accepted

## 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.