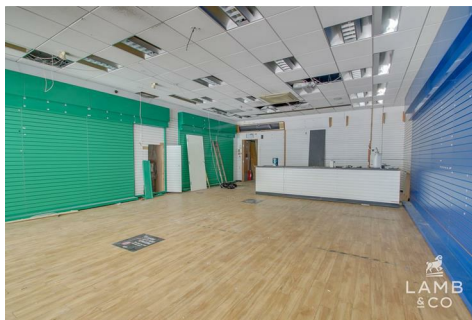




LAMB & CO

Call us on 01255 422 240

Inspired by property, driven by passion.



PIER AVENUE, CLACTON ON SEA, CO15 1QN

£20,000 PER ANNUM

Lamb and Co are pleased to advertise this commercial located in Pier Avenue Clacton On Sea. Property benefits from being in the centre of Clacton Town. Available now. Contact the office to express interest.

- Available Now
- EPC- D
- Good Location
- Storage Space



Shop Front



Laminate flooring. Electric shutters for window front. Alarm system (not active).

Storage



Behind the shop front large storage space. Vinyl flooring. Electrical cupboard. Door to WC. Door to fire exit.

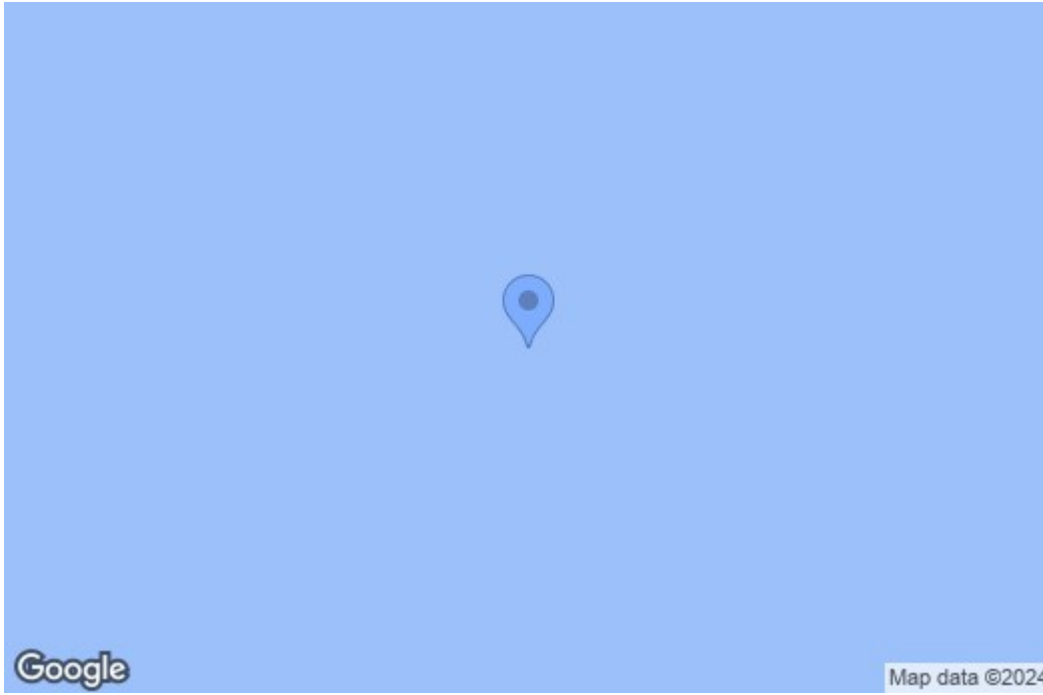
WC

Low level WC. Wall hung sink basin. Vinyl flooring.

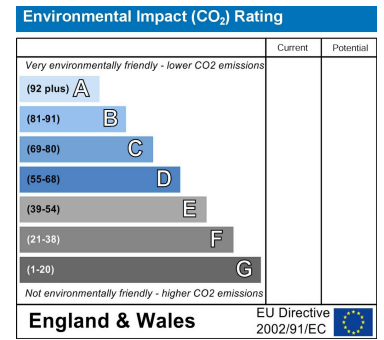
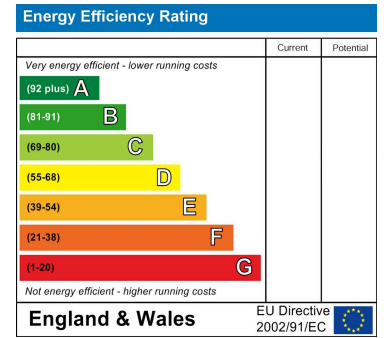
Terms

- 3 months rent up front (£4999)
- 3 months deposit up front (£4999)
- Minimum 3 year lease
- Rent free period to be discussed and negotiated
- Solicitors maybe required

Map



EPC Graphs



Floorplan

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.