

TO LET
£36,000 PAX

Prominent Trade
Counter Unit
extending to approx.
4,079 sq. ft.



105 OXFORD ROAD
CLACTON ON SEA, CO15 3TH

NP NICHOLAS
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COMMERCIAL

LOCATION & SITUATION

Clacton is a popular and thriving Coastal Town in Essex with an approx. population of 50,000 which increases significantly during the Summer months. The Town is located at the terminus of the A133 trunk road which provides excellent access to Colchester 15 miles to the west and to Stansted Airport via the A120, the M25 (junction 26) and the A14 at Ipswich to the Midlands. Clacton also benefits from direct rail links to London Liverpool Street with the fastest journey time of around 1 hour and 30 minutes.

Oxford Road is a busy mixed commercial / residential road accommodating a variety of businesses such as Asda Superstore and Petrol Filling Station, a number of trade counter units to include Wolseley, Silvertown Aggregates and Travis Perkins, motor vehicle trade occupiers and retail / showrooms. The property has been occupied by Topps Tiles for the past 15+ years.

DESCRIPTION

105 Oxford Road is a prominent trade counter / retail showroom premises with frontage to Oxford Road, extending to approximately 4,079 sq. ft. GIA.

The property is constructed of steel frame, under a double pitched asbestos sheet roof, with brick elevations and concrete floor, benefitting from glazed frontage, three phase electricity, strip lighting, roof lights, roller shutter access door to the side elevation, gas blower heaters and male and female WC facilities. Externally the property benefits from parking to the front and side of the property.

RATEABLE VALUE | BUSINESS RATES

The property has a Rateable Value of £30,250. The small business rate multiplier is £0.499, we estimate the rates payable to be approx. £15,095 per annum. The local Authority is Tendring District council.

SERVICES

Mains water, electricity and gas are connected to the property.

ENERGY PERFORMANCE CERTIFICATE

Energy Performance Certificate (EPC) to follow in due course.

TERMS

The property is available to let by way of a new full repairing and insuring lease for a term of years to be agreed at a passing rent of £36,000 per annum exclusive.

VAT

The property is not elected for VAT.



VIEWING

Strictly by prior appointment with the sole agents, Nicholas Percival Chartered Surveyors, FAO Billy Coe.

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All prices and rentals quoted are exclusive of VAT if applicable, under the Finance Act 1989. Interested parties are advised to consult their professional advisors as to their liabilities, if any, in this regard.

Consumer Protection from Unfair Trading Regulations 2008 The Agents, for themselves and for the vendors or lessors of this property whose agents they are give notice that: (1) the particulars do not constitute, nor constitute any part of an offer or contract. (2) All statements contained in these particulars, as to this property, are made without responsibility on the part of the agents, or vendors or lessors. (3) All descriptions, dimensions and other particulars are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of the fact and must satisfy themselves by inspection or otherwise as to the correctness of each of them. (4) No person in the employment of the agents has any authority to make or give away representation or warranty whatever in relation to this property. (5) We would stress that no warranty can be given for any of the services or equipment at the properties being offered for sale and no tests have been carried out to ensure that heating, electrical or plumbing systems and equipment are fully operational.