

TO LET
£17,500 PAX
plus VAT
GROUND FLOOR
E CLASS UNIT IN
TOWN CENTRE
LOCATION



Birchall Steel

78-80, PIER AVENUE
CLACTON ON SEA CO15 1NH

NP NICHOLAS
PERCIVAL
COMMERCIAL

LOCATION & SITUATION

The coastal resort town of Clacton-on-Sea has a population of approximately 45,000, which in peak season increases markedly. The town is located some 25 miles south of Ipswich and 13 miles east of Colchester and has access to the A12 via the A133 and the A120. The A12 connects with the M25 motorway (Junction 28) some 35 miles to the south-west.

The property is situated in a mixed residential and commercial area at the busy junction of Pier Avenue and Wellesley Road while also being location on the edge of the main Clacton town centre the premises is also within proximity to two GP doctor's surgery's the East Lynn Medical Centre and Ranworth Surgery. Occupiers close by include Aldi Supermarket, Lidl Supermarket, Moors

DESCRIPTION

The property comprises a semi-detached purpose-built building constructed in the 1900s of brick walls under a pitched tiled roof. Access to the ground floor commercial element is via a glazed shop front together with rear access.

The shop premises previously used as Pier Avenue Pharmacy is arranged to provide open plan customer service area, small consultation room, prescription/preparation area, rear storage, staff kitchen and WC, further storage and meeting room. We estimate the ground floor commercial premises has a total floor area of approximately 106.19m² (1,688 sq. ft) benefiting from 2/3 parking spaces in front of the shop.

ENERGY PERFORMANCE CERTIFICATE

The property has an EPC rating of B. A copy of the certificate is available on the GOV.UK Non-Domestic Energy Performance Certificate Register.

RATEABLE VALUE | BUSINESS RATES

The property has a rateable value of £12,250

The property has a rateable less than £15,000 therefore occupiers may be able to benefit from partial small business rate relief. Interested parties are advised to make their own enquiries with the Tendring Council Rates Department.

TERMS

The property is available To Let at a passing rent of £17,500 pax plus VAT.

VAT

The property is elected for VAT therefore VAT is applicable to the rent.



VIEWING

Strictly by prior appointment with Nicholas Percival Chartered Surveyors or Birchall Steel Consultant Surveyors

T: Nicholas Percival - 01206 563 222

T: Birchall Steel - 01787 883 888

E: info@nicholaspercival.co.uk

REF: C5191

Beacon End Farmhouse, London Road
Stanway, Colchester, Essex CO3 0NQ

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.

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