

High Street, Brightlingsea, CO7 0AG
Annual Rental Of £16,800

Town & Country
residential sales and lettings



- Character Large Former Bank
- Prominent High Street Location
- Passing Footfall Between Mix Of Independent Shops
- Flexible Lease Terms

- Short Drive To Main Line Train Stations
- Minutes To Waterfront / Marina
- 2 X Parking Spaces
- Optional Configuration

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COMMERCIAL OPPORTUNITY IN BUSY HIGH STREET LOCATION IN THE BUSTLING WATERSIDE TOWN OF BRIGHTLINGSEA

Formerly occupied by a major bank, and offering extensive ground floor space this well positioned retail unit sits amongst an array of established independent retailers – including butchers, dress shops, bakers and eateries, to name but a few – This sizeable commercial building offers a host of opportunities and because of its position, has the benefit of a good level of passing footfall - Currently configured as a main banking hall with vault room, 2 x offices, 2 x store rooms, 2 x large toilet blocks, tea room all of which can be altered to suit – Flexible lease terms/options and offered at an attractive rental of £13,000 pa

KEYS AVAILABLE TO VIEW

The accommodation with approximate room sizes are as follows:

Front door

BANKING FLOOR

38' 9" x 28' 10" (11.80m x 8.78m)

Windows to front and sides, doors leading to: lobby

LOBBY

Leading to: vault, tea room, W.C, office 1 & 2, 2nd W.C, store room 1

VAULT

14' 2" x 12' 2" (4.31m x 3.71m)

Doors leading to: lobby

TEA ROOM

Doors leading to: lobby

1ST W.C

Windows to side, doors leading to: lobby

OFFICE 1

15' 5" x 11' 5" (4.70m x 3.48m)

Window to side, doors leading to: lobby

OFFICE 2

31' 11" x 15' 1" (9.72m x 4.59m)

Window to side and rear, doors leading to: 2nd store room, lobby

STORE ROOM 2

15' 9" x 8' 10" (4.80m x 2.69m)

Doors leading to: office 2

STORE ROOM 1

Doors leading to: lobby

2ND W.C

Window to side, doors leading to: boiler room, lobby

BOILER ROOM

Doors leading to: W.C



