



Jackson Road, Clacton On Sea CO15

**£850 pcm | £10,200 PA**

Priory Estates are delighted to present this single lock up premises. Perfectly situated in Clacton Town Centre with ample footfall, especially during the summer months. This unit is currently being decorated to a modern standard and has a WC in the rear aspect.

Services: All services to be transferred into the ingoing tenants' name.

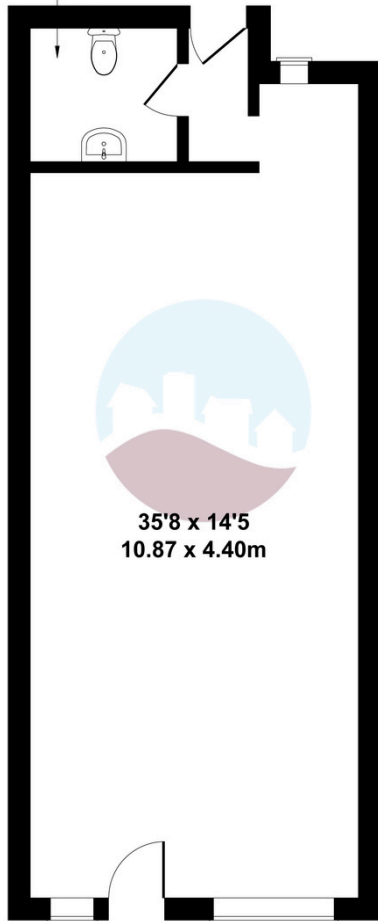
Usage: Planning will need to be sought for change of usage via Tendring District Council.

Business Rates: Tendring District Council will provide this information

## Unit @ Jackson Road

Approximate Gross Internal Area  
538 sq ft - 50 sq m

WC  
6'6 x 5'10  
1.97 x 1.78m



Not to Scale. Produced by The Plan Portal 2020  
**For Illustrative Purposes Only.**

**Financial Requirements:** A deposit equivalent to 3 months' rent is required in cleared funds prior to the commencement of the lease.

Legal and Administration Fee:  
£300.00 plus VAT

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate, are for general guidance purposes only and whilst every care has been taken to ensure their accuracy they should not be relied upon and potential tenants are advised to recheck the measurements.