

LUCAS

ESTATE AGENTS AND VALUERS

16 Victoria Place, Brightlingsea, Essex, CO7 0BX
Telephone: 01206 302639 'Fax: 01206 302874
E-mail: info@lucasestates.com Website: www.lucasestates.com



22 HIGH STREET, BRIGHTLINGSEA, ESSEX
£400 PER CALENDAR MONTH (EXCLUSIVE)

**AN OPPORTUNITY FOR A SMALL BUSINESS VENTURE IN A
HIGH STREET POSITION, CURRENTLY BEING USED AS A
CLOTHING BOUTIQUE.**

**20'3" X 14'2" INCLUDING A DRESSING AREA AND STORE CUPBOARD WITH LOCK.
FURTHER UNDER WINDOW STORAGE.
LAMINATE FLOORING.
INSET CEILING LIGHTING & OUTSIDE SPOT LIGHTING.**

**NOTE: PHOTOGRAPHS ARE FOR GUIDANCE PURPOSES ONLY, ITEMS FIXTURES
& FITTINGS ARE NOT INCLUDED UNLESS SPECIFIED SEPARATELY.**

ESTABLISHED 1935

Property Misdescription Act

- 1) The seller has agreed that these particulars are correct and accurate description of their property. However, if there is any point which is of particular importance to you. Please contact the office and we will be pleased to check the information for you – particularly if contemplating traveling some distance to view the property.
- 2) These particulars are a general guide only to the property and do not form a part of any contract between buyer and seller.
- 3) Intending purchasers should not rely on these particulars as statement of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- 4) No one in our employ has any authority to make any representation or warranty in relation to this property.

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