



# Unit C, 30 North Road, Clacton On Sea, Essex, CO15 4DD



# To Let Modern Retail Unit

1,097 - 2,207 Sq Ft (102 - 205 Sq M)

- Modern Commercial Unit
- Immediately Avaliable
- Busy Shopping Area
- Large On-site Customer Car Park
- May Suit A Vareity Of Uses STP



# PROPERTY DETAILS

#### Location

Clacton is a busy coastal and tourist town with a resident population of circa 50,000 people, a population that grows significantly in the summer months. The town lies some 15 miles east of Colchester via the A133 and provides regular rail links to London Liverpool Street.

The property itself is located to the North of Clacton on sea in the popular Great Clacton neighbourhood Shopping Centre close to the junction with North Road and Old Road a small distance west of the A133 London Road.



# **Description**

The property forms part of a former purpose built supermarket that has recently been divided into a number of smaller retail units. The units are the only remaining ones in the complex and are central to the development and situated between Domino's and Anytime Fitness.

The units are serviced from the rear car park that also provides loading and customer parking facilities.

The units currently benefit from A1 (Retail) use class although may be suitable for a variety of uses STP. In the immediate vicinity there are both A5 and D2 operators.

# **Legal Fees**

Each party is to bear their own legal costs throughout the course of any transaction.

#### **Business Rates**

The property is due to be assessed.

#### **Accommodation**

The property benefits from the following Nett Internal Area (NIA):

Unit 1 Retail - 831 sq ft WC / Kitchen - 267 sq ft

Total NIA - 1,098 sq ft (102 sq m)

Unit 2 Retail - 830 sq ft WC / Kitchen - 279 sq ft

Total NIA - 1,109 sq ft (103 sq m)

Combined Total NIA - 2,207 sq ft (205 sq m)

#### **Terms**

A new Full Repairing and Insuring (FRI) lease is available for a term to be agreed incorporating upward only rent reviews.

#### **Rent & VAT**

Unit 1 – £13,750 per annum exclusive Unit 2 – £13,750 per annum exclusive Combined - £26,000 per annum exclusive

The above are exclusive of business rates, VAT if applicable and all other outgoings.

#### **VAT**

All rents quoted are exclusive of Value Added Tax which may be applicable.

# **Service Charge**

We understand that the property is subject to a service charge. Further details are available upon request.

#### **Planning**

The subject property has an established Class A1 (Retail) Use. Interested parties are advised to contact the local Tendering District Councils Planning Department on 01255 686868 to satisfy themselves that their proposed use conforms with the current planning consent.

#### **Energy Performance Certificate**

The property has an EPC Rating of D-78. A copy is available upon request.

# For viewings and further details please contact



Francis Britton BA Hons francis.britton@whybrow.net 01206 577667



**Ewan Dodds BSc FRICS** ewan.dodds@whybrow.net 01206 577667





