



# To Let

55 Victoria Place Brightlingsea Essex CO7 0AD



## **Accommodation**

The property is an attractive Victorian building arranged over the ground floor. The upper floors are residential accommodation.

The ground floor was previously used as retail accommodation; it consists of an open plan area with a separate office at the front of the building and further storage and office space to the rear.

The approximate areas below are based on a net internal basis:

Ground Floor	128.12 sq m	1,379 sq ft
Total	128.12 sq m	1,379 sq ft

### Lease

The premises are held on a lease to expire in June 2025 and are available on either an assignment, or a sub-lease basis.

## Rent

The passing rent is £13,500 per annum exclusive.

## **Legal Costs**

Each party to be responsible for their own legal costs incurred in the transaction.

## **Business Rates (2016/2017)**

We have been verbally advised that the property is assessed as follows:

Rateable Value £6,200.00 Rates Payable £1,061.64

Interested applicants should make their own enquiries with the Local Authority to verify this information.

#### **EPC**

An Energy Performance Certificate can be made available.

### **VAT**

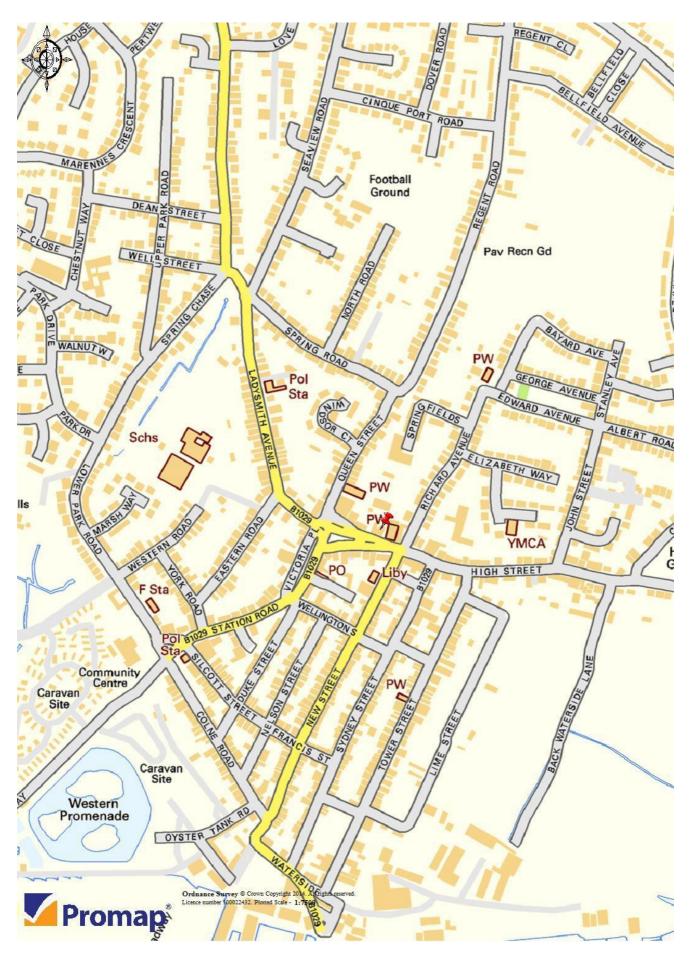
VAT, if applicable, will be charged at the standard rate.

For further information or an appointment to view please contact:

#### **Lewis Sinclair**

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