

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
T: 020 7911 2913
E: lewis.sinclair@gva.co.uk



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