

On the Instruction of Barclays Bank

LEASEHOLD INTEREST ONLY

HARWICH, 48 The Kingsway, Dovercourt, CO12 3LN



- Consent for various uses
- Flexible lease terms available

EPC

An EPC can be made available upon request.

Viewing

By appointment via this office:

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Location

Harwich is on the north-eastern coast of Essex, with Ipswich to the north-west and Clacton-on-Sea to the south. It is a well-connected town with hourly trains to the mainline at Manningtree in 22 minutes, which then link to London Liverpool Street in 90 minutes. The subject branch is on the corner of Kingsway and Hordle Street, nearby a number of local and national retailers, including **Superdrug and Boots Chemist**.

Description

The property comprises of the ground floor which consists of the main banking hall, along with meeting and interview rooms.

Accommodation

Ground Floor	203 sq m	2,189 sq ft
Total	203 sq m	2,189 sq ft

Tenure

The property is held on an existing FRI lease due to expire 21/11/2027 at a passing rent of **£16,000** per annum exclusive, with a break option scheduled for 21/11/2022 and a rent review scheduled 25/03/2021. The lease is held inside the security of tenure provisions of the Landlord and Tenant Act 1954.

Consideration

Offers accepted on the basis of assignment or sub-lease at the passing rent of £16,000 pa.

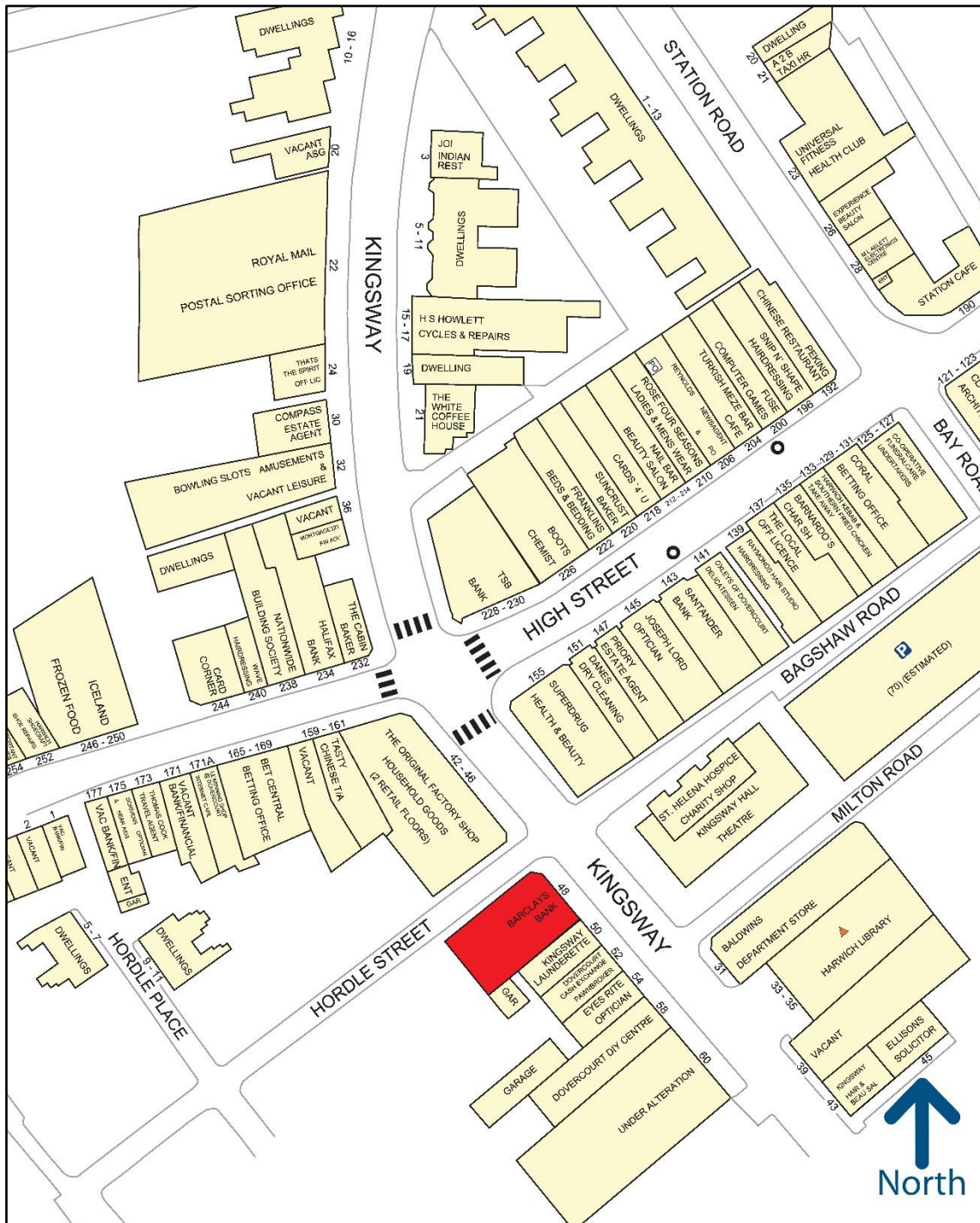
Rates

We are informed by the Local Rating Authority that the current rateable value of the property is £15,250 and the rates payable are £7,106 per annum. The UBR for 2018/2019 is **48p**. Interested parties are advised to make their own enquiries with the Local Authority for verification purposes.

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Not to scale.

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