

2, STATION ROAD,  
CLACTON-ON-SEA  
ESSEX CO15 1TB.

Shop in busy central location near seafront in Clacton-on-Sea



- **Located in prominent location close to seafront in Clacton town centre.**
  - **Net Retail Area 891 sq. ft. (82.8 sq. m).**
    - **Basement storage.**
  - **Commencing rent £16,000 p.a.x.**

**TO BE LET**

---

Morley Riches & Ablewhite LLP for themselves and for the vendors or lessors of this property whose agents they are give notice that:

i. The particulars are set out as a general overall description of the property for the guidance of intending purchasers or lessees; and do not constitute, nor constitute part of, an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice. ii. All descriptions, dimensions, areas, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. iii. The vendor or lessor does not make or give, and neither Morley Riches & Ablewhite LLP nor any person in their employment has the authority to make or give, any representation or warranty whatsoever in relation to this property. iv. All statements contained in these particulars as to this property are made without responsibility on the part of Morley Riches & Ablewhite LLP or the vendor/lessor. v. All quoting terms may be subject to VAT at the prevailing rate from time to time. vi. Morley Riches & Ablewhite LLP have not tested any electrical items, appliances, any plumbing or heating systems and therefore, cannot give any warranty or undertaking as regards their operation or efficiency. vii. No responsibility can be accepted for any expenses incurred by any intending purchaser(s) in inspecting properties that have been sold, let or withdrawn.

Morley Riches & Ablewhite LLP, Kings Court, Newcomen Way, Colchester, CO49RA.

Telephone: 01206 505707 - Fax: 01206 505708

## Location

The premises are located in station road, in the heart of Clacton-on-Sea's town centre. The property lies in a pedestrianised area at the junction of Station Road, Pier Avenue and West Avenue and occupiers in the vicinity include Nat West, Lloyds and Barclays banks and McDonalds as well as amusement arcades. The town is a popular seaside resort, and the seafront and pier are a short distance away.

The town also has a railway station which joins the Norwich to London (Liverpool street) mainline at Colchester.

## Description

The property comprises a glazed shopfront onto Station Road, leading to the main retail area. There are stairs to the front of the shop leading down to a basement, where the previous occupier (a bookmaker) installed a series of customer toilets. There is also further accommodation in the brick-lined basement suitable for storage. and to the rear of the shop is a small kitchenette, staff toilet and store cupboard.

## Accommodation

Shop                      Width      9/3 increasing to 13/3.

Depth      65/0.

**NET RETAIL AREA 891 SQ. FT. (82.8 SQ M)**

Kitchenette              32 sq. ft.

WC

Basement - "customer toilets" together with a further 440 sq. ft. of storage.

## Tenure

The property is to be let on a new lease under full repairing and insuring terms (via a service charge) for a term to be agreed. The commencing rent is to be £16,000 a year. exclusive of VAT, rates and all outgoings, subject to landlords' upwards-only rent reviews every 5 years.

## Energy Performance Certificate

The property has an EPC rating of C, and the certificate is valid until 2031. A copy is available on request.

## Rateable Value

The property appears in the 2017 Rating List as Shop and Premises with a rateable value of £17,000.

## Viewing

To arrange a viewing or for any further information, please contact the sole agent, Jon Ablewhite (jon@mrallp.co.uk) of Morley Riches & Ablewhite on (01206) 505707.

---

Morley Riches & Ablewhite LLP for themselves and for the vendors or lessors of this property whose agents they are give notice that:

i. The particulars are set out as a general overall description of the property for the guidance of intending purchasers or lessees; and do not constitute, nor constitute part of, an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice. ii. All descriptions, dimensions, areas, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. iii. The vendor or lessor does not make or give, and neither Morley Riches & Ablewhite LLP nor any person in their employment has the authority to make or give, any representation or warranty whatsoever in relation to this property. iv. All statements contained in these particulars as to this property are made without responsibility on the part of Morley Riches & Ablewhite LLP or the vendor/lessor. v. All quoting terms may be subject to VAT at the prevailing rate from time to time. vi. Morley Riches & Ablewhite LLP have not tested any electrical items, appliances, any plumbing or heating systems and therefore, cannot give any warranty or undertaking as regards their operation or efficiency. vii. No responsibility can be accepted for any expenses incurred by any intending purchaser(s) in inspecting properties that have been sold, let or withdrawn.

Morley Riches & Ablewhite LLP, Kings Court, Newcomen Way, Colchester, CO49RA.

Telephone: 01206 505707 - Fax: 01206 505708