

Birchall Steel Consultant Surveyors

MODERN PURPOSE-BUILT SHOP UNIT IN A BUSY TRADING LOCATION ADJACENT TO CANCER RESEARCH AND CLOSE TO ARGOS



**NET SALES AREA 1,237 SQ. FT.
FIRST FLOOR ANCILLARY 635 SQ. FT.**

20 West Avenue
Clacton on Sea
Essex
CO15 1QT

**TO LET ON A NEW LEASE
RENT £15,000 PER ANNUM EXCLUSIVE**

Old Bakery Mews
6 King Street
Sudbury
Suffolk CO10 2EB

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LOCATION

The premises occupy a busy secondary rate retail location adjacent to Cancer Research UK and Realms Escape Rooms and close to Allied Pharmacy and Argos. There is a shopper's car park immediately at the rear in Jackson Road from where there is also rear servicing.

Clacton itself is a busy coastal centre with a resident population of around 55,000 but which also attracts a large number of tourists, especially in the summer months. The town is located about 18 miles south of the Port of Harwich and some 19 miles southeast of the City of Colchester.

DESCRIPTION

The property comprises a modern purpose-built shop unit with ancillary office/storage space above with brick elevations under a part concrete tiled roof although sections at the rear have a flat roof covering all of which have been renewed in 2024. The shop enjoys a wide frontage to West Avenue and provides clear and regular shaped retail accommodation and further benefits from rear servicing via the service road from Jackson Road.

The property provides the following accommodation but please note that all dimensions and areas are approximate:

Internal width	18'5"
Sales Depth	67'6"
Net Sales Area	1,237 sq. ft.

At the back is a lobby with external door and staircase leading to a service corridor with access to:

Store/Office 32' x 19' providing a net floor area of 635 sq. ft.

Cloakroom with wc and wash basin.

SERVICES

Main water, electricity and drainage are connected.

EPC

The property has a 'D' energy rating. The EPC is valid until September 2027.

RATES

The rateable value is £17,500. The multiplier for the current year is 49.9p.

For the current rating year certain occupiers are entitled to Retail & Hospitality Relief reducing the amount of rates payable by 75%.

TERMS

The property is available on a new lease on full repairing and insuring terms for a term to be agreed.

RENT £15,000 per annum exclusive.

VIEWING

Strictly by confirmed prior appointment with the sole agents: **Birchall Steel Ltd** 01787 883888