

# Prime Retail Unit To Let Clacton-on-Sea

15 Station Road, CO15 1TD

**ecs**RETAIL

[www.ecsretail.co.uk](http://www.ecsretail.co.uk)



## Viewing & Enquiries

**Clive Snashall**

07540 283 797

020 7349 7172

[clive@ecsretail.co.uk](mailto:clive@ecsretail.co.uk)

### Location

The property has prominent frontage to the prime retail pitch of Station Road and the wide pavement forecourt has the potential for outside seating. Nearby retailers include, Wilkinson's, McDonald's, Burtons, Superdrug and Specsavers.

### Accommodation

The premises are well configured with prominent frontage to Station Road and clear wide ground floor sales area. First floor provides ancillary storage and staff facilities. A disabled WC is at the rear of the property on the ground floor.

### Shop Frontage

22 ft 6 in (6.88 m)

### Ground Floor - Sales

1,539 sq ft (142.97 sq m)

### First Floor - Ancillary

270 sq ft (25.90 sq m)

### First Floor - Accommodation

719 sq ft (66.50 sq m)

### Lease

Subject to vacant possession, the property is available by way of a new effectively full repairing an insuring lease for a term to be agreed.

### Rent

£47,500 per annum exclusive of service charge, business rates and VAT where applicable.

### Rating Assessment

Please verify the actual rates payable with the local authority.

### Rateable Value

£38,750.00

### UBR

£0.482

### Rates Payable

£18,777.50

### Legal Costs

Each party is responsible for its own legal costs incurred in the transaction.

### Energy Performance Certificate

Available on request.

### Plant and Equipment

None of the systems or equipment in the property have been tested by us to ensure they are in working order. Lessees may wish to make their own enquiries.

Subject to contract and vacant possession.

Joint agent: contact Rob Amey & Adam Tyler of Hartnell Taylor Cook on 020 7491 7323

**020 7349 7172**  
[www.ecsretail.co.uk](http://www.ecsretail.co.uk)

ECS Retail is a trading name of EC Snashall Limited, a Limited Company that is registered in England and Wales with registration number 08685385. The Registered Office is 13 Vansittart Estate, Windsor, Berkshire, SL4 1SE. ECS Retail give notice on their behalf and on behalf of the Vendors or Lessors of this property for whom they are agents that: (a) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract; (b) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and their details are given in good faith and are believed to be correct but any intending purchaser or tenant 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 item; (c) no person in the employment of ECS Retail has any authority to make or give any representation or warranty whatever in relation to this property or these particulars nor enter into any contract relating to the property on behalf of Gilbert Evans LLP nor any contract on behalf of the vendor; (d) no responsibility can be accepted for any expenses incurred purchasers or lessees in inspecting properties which have been sold, let or withdrawn.