

**Frinton Office**  
 88 Connaught Avenue  
 Frinton-on-Sea  
 Essex CO13 9PT  
 Tel: (01255) 677688

**Harwich Office**  
 147 High Street  
 Harwich  
 Essex CO12 3AX  
 Tel: (01255) 506655



**Old Road**  
 Clacton-on-Sea

**Rent: £600 pcm**  
 Energy Efficiency Rating TBC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	74	76
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			

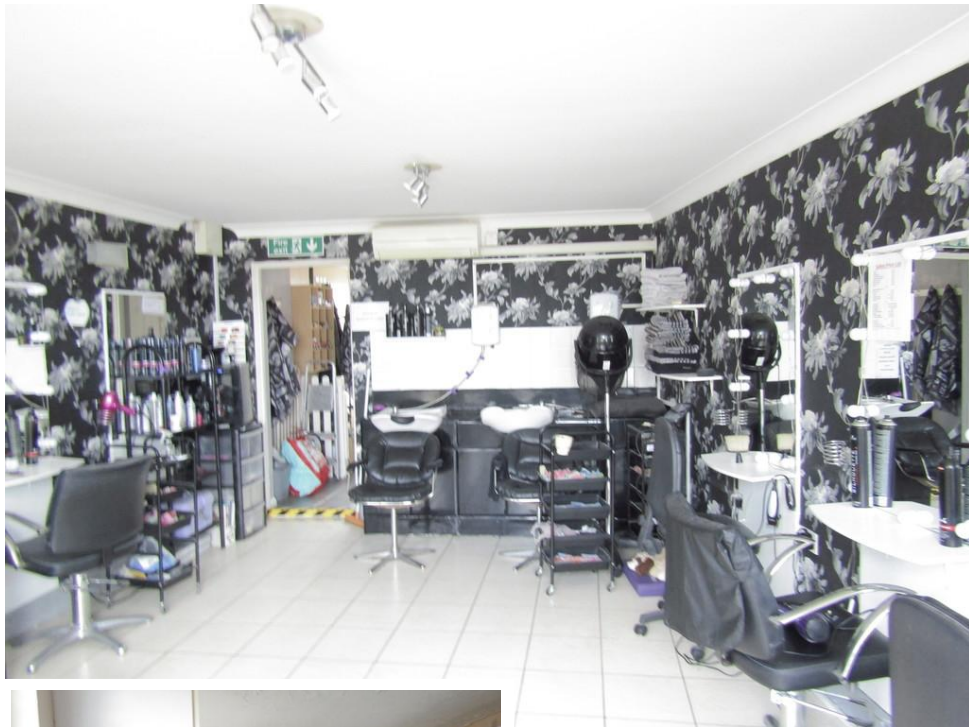
**LOCAL AUTHORITY**  
 Tendring District Council

**OFFICE**  
 88 Connaught Avenue  
 Frinton-On-Sea  
 Essex  
 CO13 9PT

**T:** 01255 677688  
**E:** admin@prioryestates.co.uk  
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**Agents Note:** Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate, are for general guidance purposes only and whilst every care has been taken to ensure their accuracy they should not be relied upon and potential tenant: are advised to recheck the measurements.





### Property Description

Priory Estates are delighted to present this lock up shop in the heart of a residential area with free parking close by. Established as a hairdressers for over 20 years, this property offers many features including an alarm system, patio/forecourt to the front and air conditioning.

Rates Current Rateable Value: £1,875

### Accommodation

- Main Shop (5.1m x 3.9m)
- Lobby
- Kitchen (2.8m x 1.76m)
- WC (1.4m x 0.9m)

### Features

- Free Car Park Nearby
- Residential Area
- Patio/Forecourt to Front
- Air Conditioning



### Financial Requirements

A minimum of one month's rent, plus a deposit equivalent to 3 months rent is required in cleared funds prior to the commencement of the lease.

### Term

To be agreed with the landlord

### Usage

Change of usage must be applied for via Tendring District Council by the ingoing applicant.