



St. Johns Road, Clacton On Sea CO15

£950 pcm | £11,400 PA

Priory Estates are pleased to present this spacious ground floor unit to let in the sought after area of Great Clacton. This spacious unit benefits from ample off road parking, two separate rooms at the back and is situated in a prime position on the corner of St Johns Road. Available now!

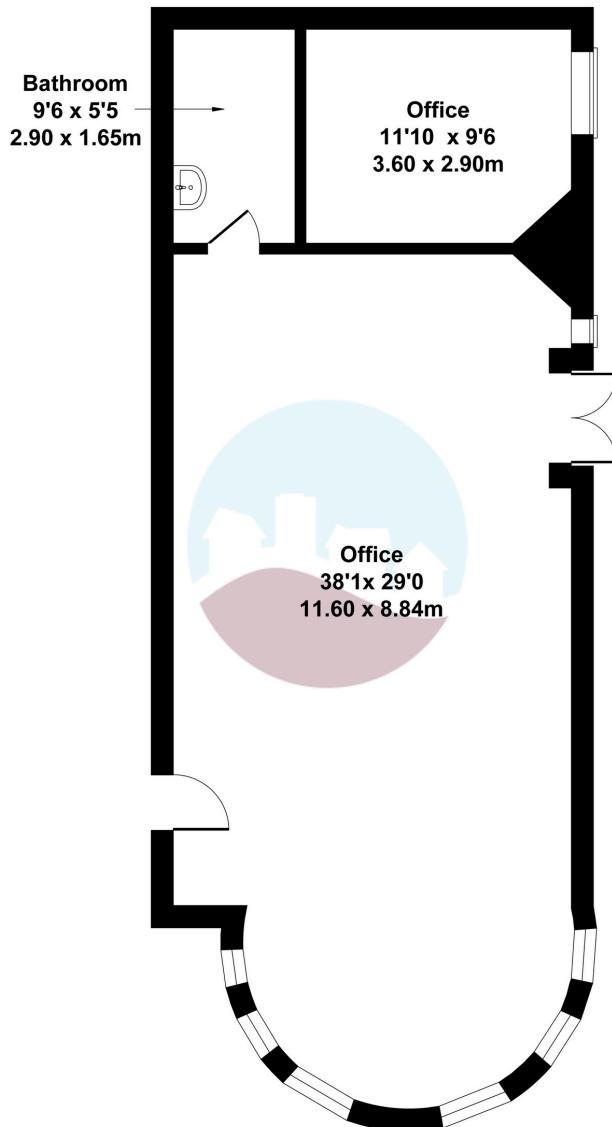
Services: All services to be transferred into the ingoing tenants' name.

Current Usage: Class E. Planning will need to be sought in order to change it via Tendring District Council.

Business Rates: Tendring District Council will provide this information

St Johns Road

Approximate Gross Internal Area
797 sq ft - 74 sq m



Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.

Energy Performance Asset Rating

More energy efficient

A+

Net zero CO₂ emissions

A 0–25

B 26–50

C 51–75

D 76–100

E 101–125

F 126–150

G Over 150

67

This is how energy efficient the building is.

WWW.EPC4U.COM

Financial Requirements: A deposit equivalent to 3 months' rent is required in cleared funds prior to the commencement of the lease. Legal and Administration Fee: £300.00 plus VAT

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 tenants are advised to recheck the measurements.