



TO LET

Unit 3 Central Parade, Rosemary Road, Clacton on Sea CO15 1TE
Ground Floor Retail Unit
Approx. 1,156 Sq Ft (107.44 Sq M)

Town Centre Location
Currently Occupied by Little'Uns
Available September 2023

Available TO LET by way of a new Lease

RENT: £17,500

LOCATION

The resort town of Clacton On Sea is located 15 miles south east of Colchester, 40 miles east of Chelmsford and 76 miles north east of London, with mainline railway links to London Liverpool Street Station with a journey time of approximately 1.5 hours. The subject premises occupies a prominent trading location on the eastern end of Rosemary Avenue. Retailers within close proximity include the The Little Card Shop, Impressions, Co-Operative Funeral Care, JK Gems and QD Stores.

DESCRIPTION

The property is arranged over ground floor extending to a gross internal area of 1,156 sq ft. The shop benefits from frontage on to Central Parade of 4.7m and a gross depth of 22.86m. The shop is rectangular in shape. Internally, the shop benefits from suspended ceilings and lighting, male and female WC facilities, kitchenette, rear access and loading area.

ACCOMMODATION

According to our calculations the building has the following dimensions and net internal floor areas:-

Gross Frontage	-	4.70m
Shop Depth	-	22.86m
Ground Floor Sales	-	99.02 sq m/1,065.87 sq ft

TERMS & VAT

The property is available by way of a new Lease for a term of years to be agreed, incorporating periodic upward only rent reviews, at an asking rent of £17,500 per annum exclusive. All rents quoted are exclusive of Value Added Tax (VAT) which may be applicable.

BUSINESS RATES

The Property has a Rateable Value of £13,750, therefore occupiers may benefit from Small Business Rate Relief. Interested parties should make their own enquiries with Tendring District Council Rates Department.

EPC

The property has an Energy Performance Certificate rating of D-100. Copy available upon request.

LEGAL FEES

Each party to be responsible for their own legal costs incurred during the course of any transaction.

VIEWING

Strictly by prior appointment with the sole Agents **Nicholas Percival** Chartered Surveyors.

01206 563222

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All prices and rentals quoted are exclusive of VAT (if applicable)

Consumer Protection from Unfair Trading Regulations 2008

The Agents, for themselves and for the vendors or lessors of this property whose agents they are give notice that: (1) the particulars do not constitute, nor constitute any part of an offer or contract. (2) All statements contained in these particulars, as to this property, are made without responsibility on the part of the agents, or vendors or lessors. (3) All descriptions, dimensions and other particulars are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of the fact and must satisfy themselves by inspection or otherwise as to the correctness of each of them. (4) No person in the employment of the agents has any authority to make or give away representation or warranty whatever in relation to this property. (5) We would stress that no warranty can be given for any of the services or equipment at the properties being offered for sale and no tests have been carried out to ensure that heating, electrical or plumbing systems and equipment are fully operational.

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