



## **NORTH ROAD, CLACTON-ON-SEA, CO15 4DD** **£13,750 PER ANNUM EXCLUSIVE**

A choice of two brand new commercial units forming part of a modern parade in the centre of Great Clacton, adjacent retailers include Anytime Fitness and Dominos Pizza. Each unit will be offered in shell condition ready for fit out and benefit from rear store room, kitchenette and WC. There is a large on-site customer car park to rear and the unit benefits from a shared rear loading area.

- Retail Unit
- Potential Alternate Use STP
- 830 Sq Ft + Kitchen/WC Facilities
- Central Neighbourhood Hub
- Large Customer Car Park
- EPC D

## **LOCATION**

Located in the heart of Great Clacton village centre on North Road's busy junction with St Johns Road. Great Clacton is a densely populated residential area which lies approximately 1.5 miles North of the resort town of Clacton-on-Sea. Nearby retailers include; Anytime Fitness 24 hour gym, Dominos Pizza, Martin McColls Newsagent, St Helena's Hospice and a number of independent businesses.

## **DESCRIPTION**

Forming part of this purpose built former Somerfield supermarket, which has, in recent years, been sub-divided to create multiple commercial units to the ground floor. There is a large surfaced car park to rear which also provides access to a shared rear loading area.

## **ACCOMMODATION**

Unit C1 - 103m<sup>2</sup>

Unit C2 - 102m<sup>2</sup>

(Areas expressed as Net Internal Area)

## **PLANNING**

We are advised that the property benefits from A1 retail use. There may be scope for a number of alternate uses subject to obtaining the relevant consent. Any enquiries should be made to Tendring District Council.

## **BUSINESS RATES**

Awaiting assessment for Business Rates purposes.

## **TERMS**

The unit is available to let on a new lease with terms to be agreed by negotiation. There is a service charge applicable in addition to the rent which covers maintenance of communal areas.

## **ENERGY PERFORMANCE CERTIFICATE**

The property has an overall EPC Rating of D. A copy of the full EPC is available upon request.

## **VAT**

We are advised that the property is not elected for VAT.

## **VIEWING**

By appointment with agent:

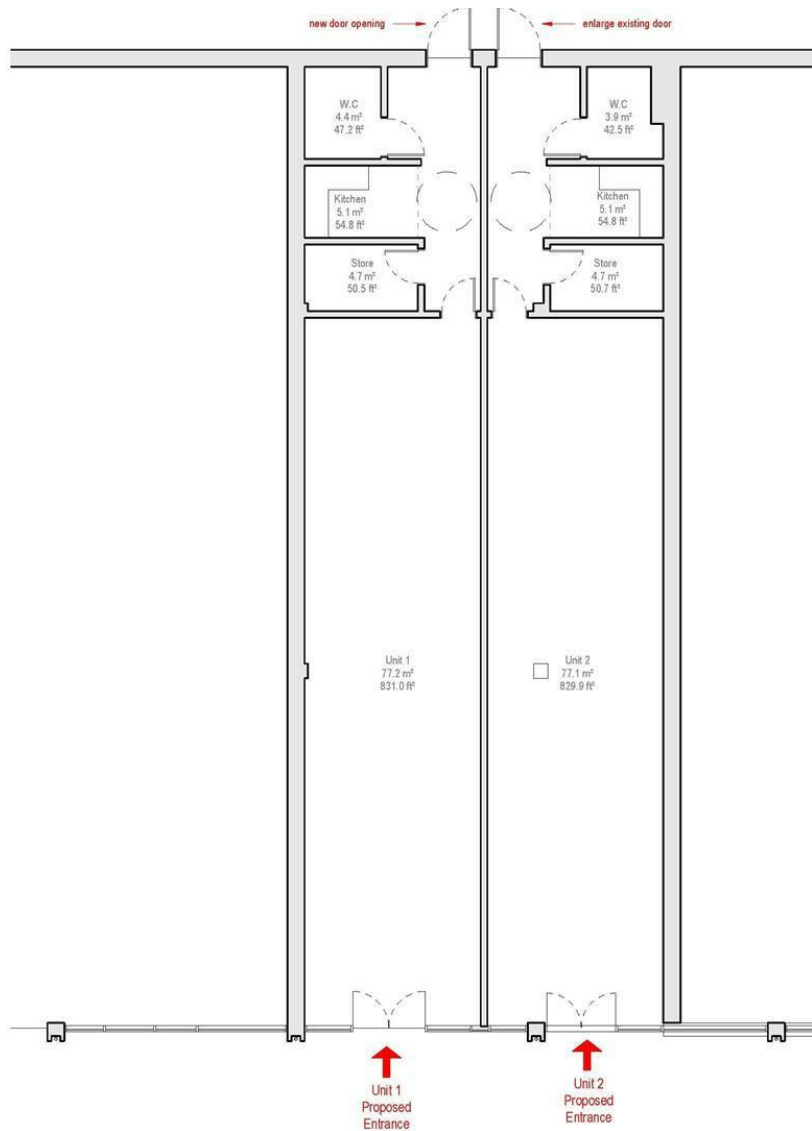
Scott Sheen & Partners

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## **CL 06/19**



## Floorplan



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