

# Birchall Steel Consultant Surveyors

## SUBSTANTIAL RETAIL PREMISES IN A PROMINENT TOWN CENTRE LOCATION



**INTERNAL WIDTH 38'9"**  
**SALES DEPTH 66'5"**  
**GROUND FLOOR 2705 SQ FT**  
**FIRST FLOOR STAFF & STORAGE 1573 SQ FT**  
**REAR LOADING**  
**INCENTIVES AVAILABLE**

22-24 West Avenue  
Clacton on Sea  
Essex  
CO15 1QT

**TO LET ON A NEW LEASE**

**RENT £20,000 PER ANNUM**

Old Bakery Mews  
6 King Street  
Sudbury  
Suffolk CO10 2EB

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office@birchallsteel.co.uk  
www.birchallsteel.co.uk

## **LOCATION**

The premises occupy a prominent position close to the junction of West Avenue and Jackson Road, directly adjacent to the busy pelican crossing. Nearby occupiers include Lloyds Pharmacy, Poundland, One Below and Peacocks. Clacton is a renowned seaside resort but has a resident population of some 52,000, although numbers are greatly swelled in the summer months. The town is situated some 19 miles east of Colchester and about 18 miles south of the port of Harwich.

## **DESCRIPTION**

The property comprises a double fronted retail unit forming part of a larger parade constructed predominantly of cavity brickwork under a mostly pitched concrete tiled roof, although there is a small flat roofed section. The shop provides mostly clear level floor space with excellent frontage and there is rear loading access via Jackson Road. The small area at the rear of the shop has been partitioned off to provide goods-in area, office and kitchen and there is a large open plan stockroom at first floor with ancillary, offices and cloakroom.

## **ACCOMMODATION**

The property provides the following accommodation but please note that all dimensions and areas are approximate:

### **Ground Floor Sales Area**

<b>Internal width</b>	38'9"
<b>Sales Depth</b>	66'5"
<b>Built Depth</b>	71'6"
<b>Net Ground Floor Area</b>	2705 sq. ft.
<b>First Floor Storage Area</b>	34'9" x 30'9" and 12' x 25' maximum

There are two office areas, formed by studwork partitioning, together with a cloakroom.

In total the first floor provides a net area of approximately 1,920 sq. ft.

## **SERVICES**

Main water, electricity and drainage are connected.

## **RATES**

Following the Autumn Statement in November 2022, the Government has extended Retail & Hospitality Relief from 50% in 2022 to 75% in 2023. The current rateable value is £33,750 and the new rateable value as of 01/04/2023 will be £37,250. The multiplier for the current year is 49.9p.

## TERMS

The property is available To Let on a new lease for a term and on terms to be agreed.

## RENT

**£20,000 per annum - Incentives available, subject to Status**

## VIEWING

Strictly by confirmed prior appointment with the joint agents:

Birchall Steel Ltd  
Telephone: 01787 883888  
Email: [office@birchallsteel.co.uk](mailto:office@birchallsteel.co.uk)  
or;  
Fenn Wright  
Telephone: 01206 216 565  
Contact Lewis Chambers  
Email: [lcc@fennwright.co.uk](mailto:lcc@fennwright.co.uk)

## EPC

