

# TO LET COMMERCIAL UNIT



whozoo.

TENDRING

📍 40-42 High Street, Essex CO15 1UQ

Price **£10,000**  
Per Annum



Property Type

**RETAIL**



Size

**512 FT<sup>2</sup>**



Tenure

**LEASEHOLD**



Borough

**TENDRING**



Planning Granted

**NO**



Existing Use

**E CLASS**

### Tenanted



NO

### Local Train Stations



Clacton-on-Sea (0.2 miles)  
Transport Thorpe-le-Soken (3.9 miles)  
Transport Kirby Cross (4.3 miles)

### Local Amenities



Sainsbury's (0.1 miles)  
Clacton-On-Sea Beach (0.4 miles)  
Clacton & District Hospital (0.6 miles)

### VAT Applicable



YES

### Rateable Value

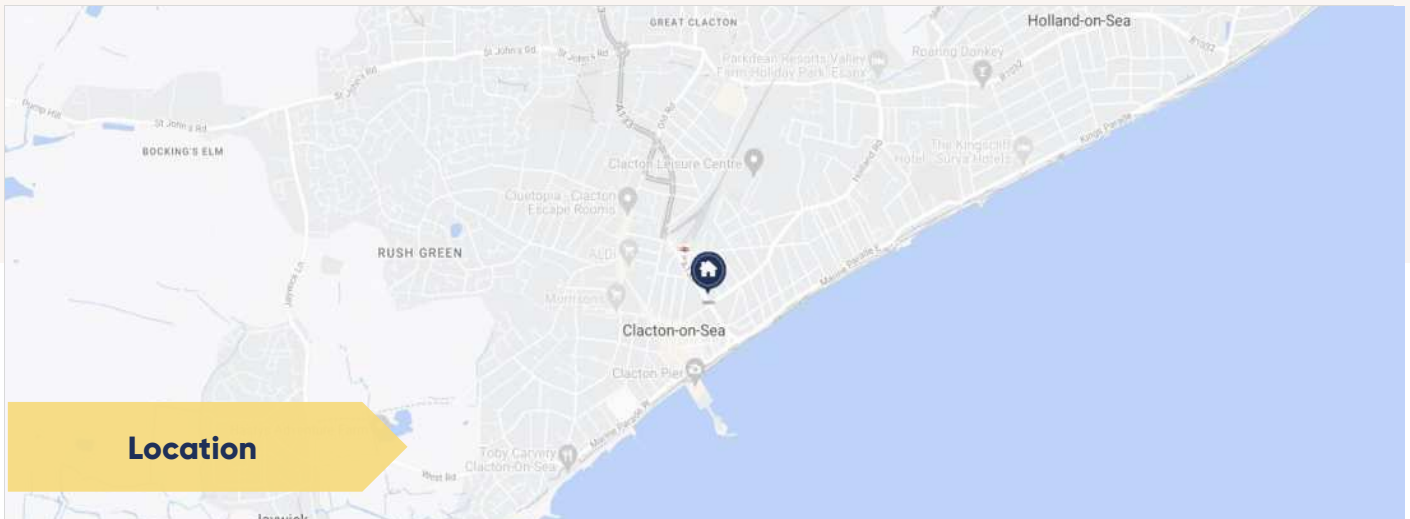


£9,100

### EPC



D



Location



### Additional Information

This double-fronted commercial unit is situated on the busy high street of Clacton-On-Sea. The excellent amenities nearby provide fantastic footfall throughout the year. The property is 512 Sqft in size and would suit owner occupiers or franchisees who are looking to be based in the area. We believe the property would suit:

- Desert shops
- Phone repairs/PC repairs
- Tattoo shops
- Vape shops
- small take-aways

The property is currently vacant and we predict an ERV of £10,000 per annum could be achieved.

Viewing are strictly on appointment basis only.



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Commercial Property, Expertly Done



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