

# TO LET

## PROMINENT RETAIL UNIT



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TENDRING

Unit C1 & C2, 30 North Road, Clacton-on-Sea, Essex CO15 4DD

Price **£12,500**  
Per Annum



Property Type

COMMERCIAL PROPERTY



Size

2,206 FT<sup>2</sup>



Tenure

LEASEHOLD



Borough

TENDRING



Planning Granted

NO



Existing Use

CLASS E

### Tenanted



NO

### Local Train Stations



Clacton-on-Sea (0.8 miles)  
Thorpe-le-Soken (2.9 miles)  
Kirby Cross (3.6 miles)

### Local Amenities



Asda (0.4 miles)  
Clacton Library (1 mile)  
Clacton Pier (1.5 miles)

### VAT Applicable



NO

### Rateable Value

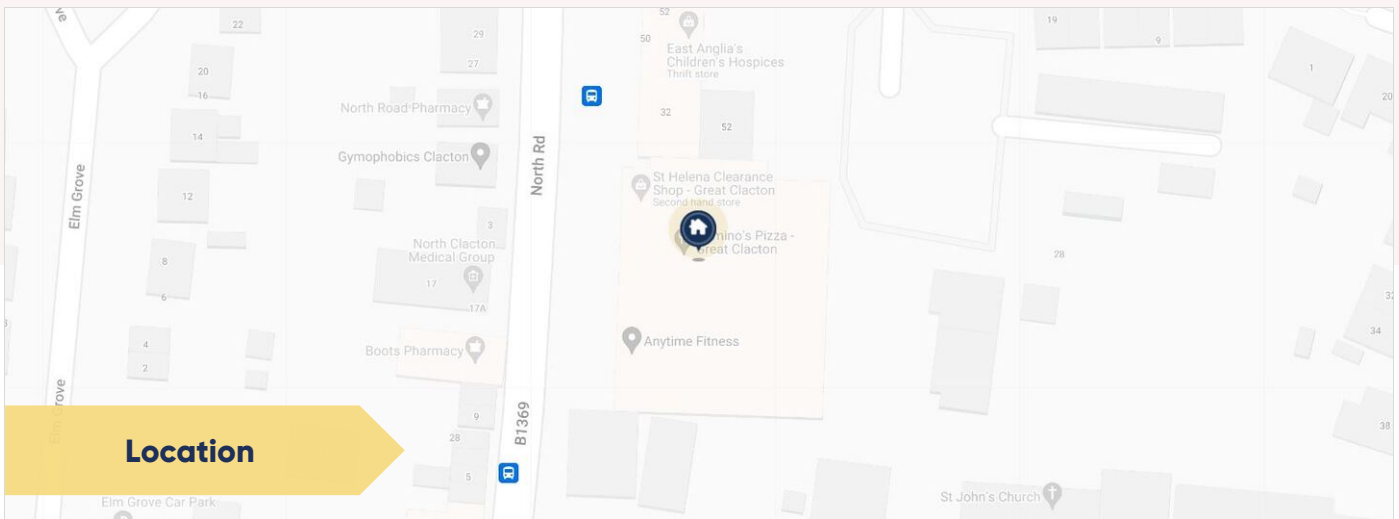


N/A

### EPC



E



### Location



### Additional Information

The property consists of two retail units which have been purposely built to accommodate multiple commercial units on the ground floor. The total size of the units together is approximately 2,205 sqft in size. Each unit will come in shell and core condition. The landlord is willing to offer long term tenancies and we believe the unit will appeal but not be limited to the following businesses:

- Take Aways/food businesses
- Offices/ Agencies
- Vape shops
- IT/software companies



The property is situated in the heart of Great Clacton village centre at the busy intersection of North Road and St. Johns Road. The surrounding area of the property is located in a densely populated residential area approximately 1.5 miles north of the resort town of Clacton-on-Sea. Nearby retailers include Anytime Fitness, a 24-hour gym, Domino's Pizza, Martin McColl's Newsagent, St. Helena's Hospice, and various independent businesses.

Viewings are strictly on a appointment basis only.

## ACCOMMODATION SCHEDULE

UNIT	SIZE (SQM)	SIZE (SQFT)
C1	103	1108
C2	102	1097
<b>TOTAL</b>	<b>205</b>	<b>2205</b>

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Commercial Property, Expertly Done



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