Clacton-on-Sea - 72-78 Rosemary Road CO15 1TZ
Large Commercial Premises with Parking to Rent

BLUE ALPINE
PROPERTY CONSULTANTS



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Property Features:

- Comprises two-storey commercial premises
- Suitable for variety of retail/leisure use (Class E)
- Property benefits from 10 car parking spaces
- Prominent Zone A frontage
- VAT is applicable to this property
- Total area size 1,815 sq m (19,539 sq ft)
- Available on a new lease with flexible terms
- Situated within 2 min walk from Clacton High Street main car park, with occupiers close by include The Edinburgh Woollen Mill, Nationwide, Betfred, Co-op Funeralcare, William Hill, TUI and Boots, amongst others.



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Property Description:

The property is arranged on ground and one upper floor to provide a large ground floor shop with ancillary accommodation to the rear. The first floor comprises further sales areas accessed via escalators together with ancillary accommodation. The property benefits from loading areas 10 car parking spaces, providing the following accommodation and dimensions:

Ground Floor Sales: 817.57 sq m (8,800 sq ft)
Ground Floor Ancillary: 89.20 sq m (960 sq ft)
First Floor Sales: 641.58 sq m (6,906 sq ft)
First Floor Ancillary: 266.88 sq m (2,873 sq ft)

Total area size: 1,815.23 sq m (19,539 sq ft)



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Terms:

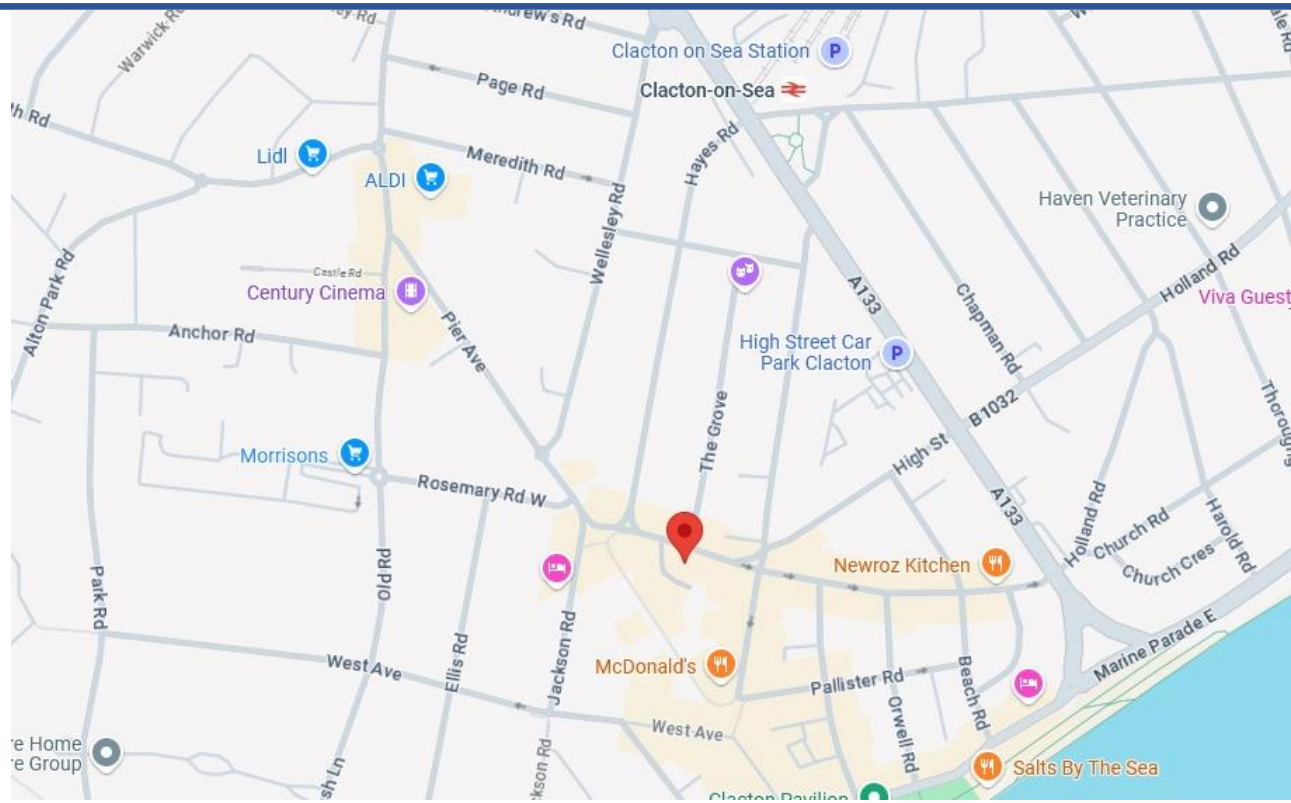
Available on a new lease with terms to be agreed by negotiation
Rent: £1,538.46 per week (PCM: £6,666.66)
Deposit: £20,000 (3 Months)

Rateable Value:

Rateable Value - £52,000 p.a.
Rates Payable - £22,300 p.a.

EPC:

The property benefits from a C Rating. Certificate and further details available on request.



Location:

Clacton-on-Sea has a population of approximately 45,000, which in peak season increases markedly. The town is located some 25 miles south of Ipswich and 13 miles south-east of Colchester and has access to the A12 via the A133 and the A120. The A12 connects with the M25 Motorway (Junction 28) some 35 miles to the south-west. The property is situated fronting the north side of Rosemary Road, between its junctions with Hayes Road and The Grove, within the town centre. Occupiers close by include The Edinburgh Woollen Mill, Nationwide, Betfred, Co-op Funeralcare, William Hill, TUI and Boots, amongst many others.

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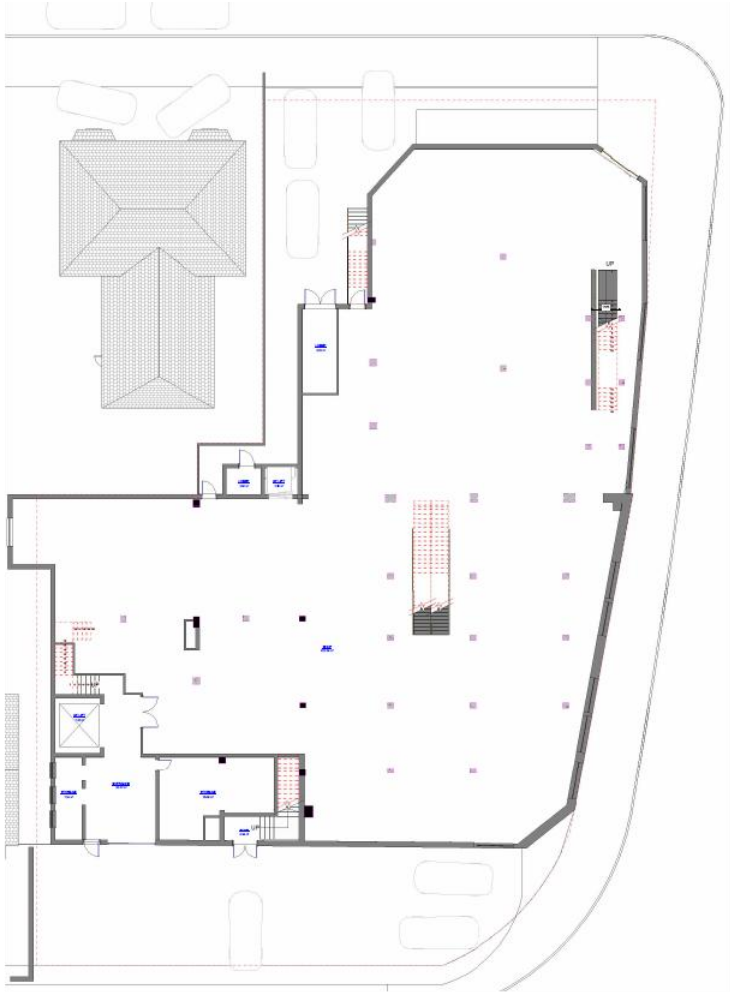
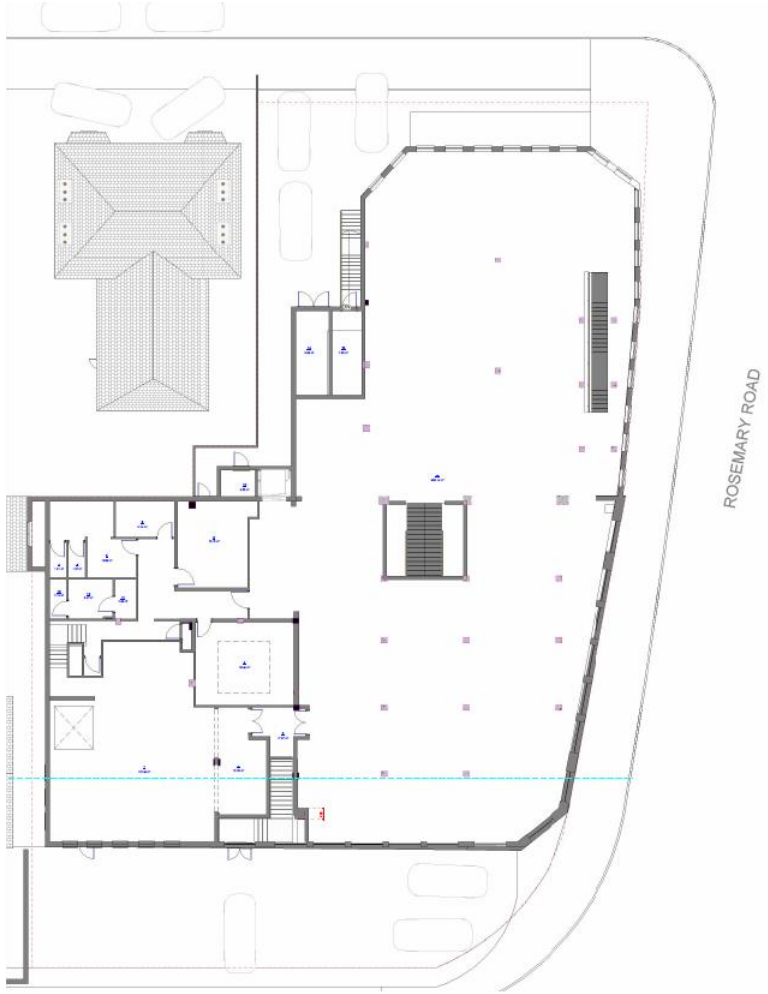


Ground Floor



First Floor

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Contacts:

For further information or to schedule a viewing, please contact a member of our team below.



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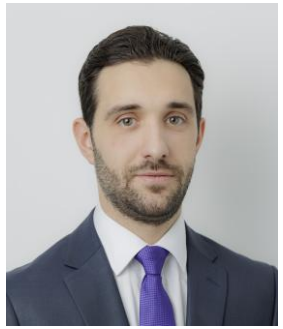

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