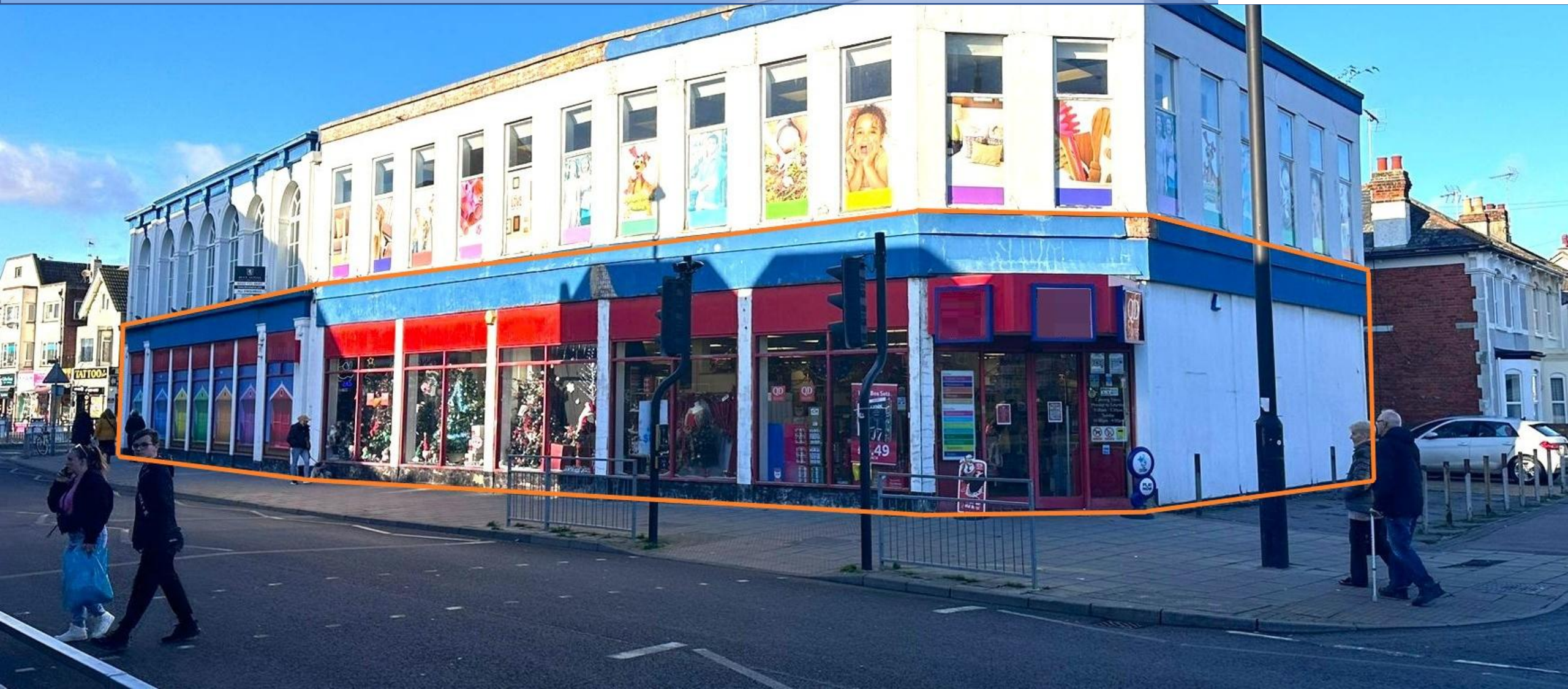
Clacton-on-Sea - 72-78 Rosemary Road CO15 1TZ
Ground Floor Commercial Premises to Rent

BLUE ALPINE

PROPERTY CONSULTANTS



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Property Features:

- Comprises ground floor commercial premises
- Suitable for variety of Retail/Leisure use (Class E)
- Property benefits from 6 parking spaces
- Prominent Zone A frontage
- VAT is applicable to this property
- Total area size 906 sq m (9,760 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 many others.



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Property Description:

Comprises a large ground floor shop with prominent Zone A frontage and ancillary accommodation to the rear. The property benefits from loading areas and marked car parking for some 6 cars, 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)

Total area size: 906.77 sq m (9,760 sq ft)



Ground Floor

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Terms:

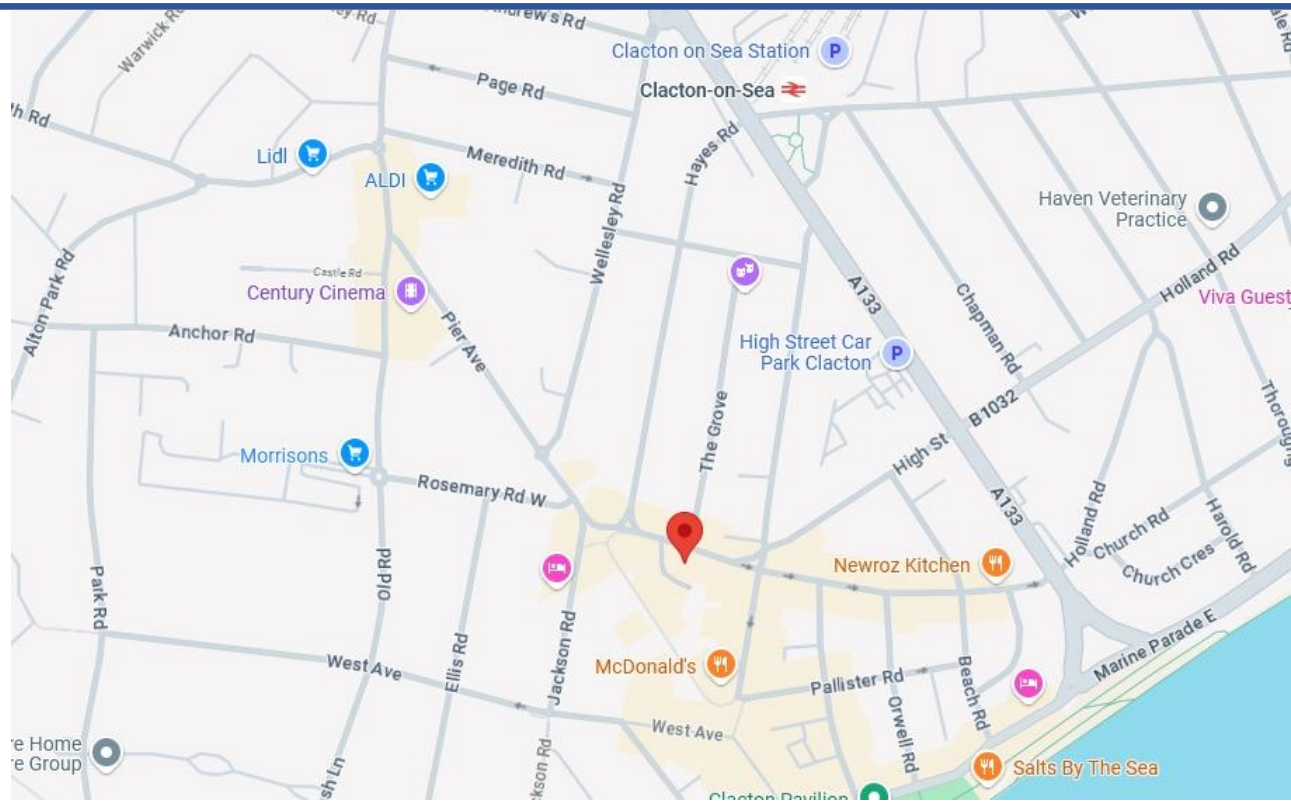
Available on a new lease with terms to be agreed by negotiation
Rent: £1,153.85 + VAT per week (PCM: £5,000 + VAT)
Deposit: £15,000 (3 Months)

Rateable Value:

Rateable Value - TBC
Rates Payable - TBC

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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Contacts:

For further information or to schedule a viewing, please contact Sam Georgev or Joseph Bachman.



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BLUE ALPINE

PROPERTY CONSULTANTS

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