

Clacton-on-Sea – Castle Building, 2 Station Road CO15 1TB  
Retail Shop to Rent



**BLUE ALPINE**

PROPERTY INVESTMENT & DEVELOPMENT



# Clacton-on-Sea – Castle Building, 2 Station Road CO15 1TB

## Retail Shop to Rent



### Property Features:

- Comprises ground floor shop with ancillary accommodation at basement
- VAT is NOT applicable to this property
- Total area size 165.60 sq m (1,782 sq ft)
- Flexible terms to fit your needs
- Available immediately on a new lease with terms to be agreed by negotiation.
- Located within short walk to Clacton Pier, with occupiers nearby including Nat West, McDonalds, Santander and Lloyds Bank, amongst many more.

### Property Description:

The property comprises newly refurbished retail shop and provides the following accommodation and dimensions:

Ground Floor: 86.60 sq m (932 sq ft)

Open plan retail, Kitchenette, WC, Rear Garden

Basement: 79.00 sq m (850 sq ft )

Customer WCs, Storage Rooms



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### Terms:

Available on a new lease with terms to be agreed by negotiation

Rent: £346,15 per week (PCM: £1,500)

Deposit: £4,500 (3 Months)

### Rateable Value:

Rateable Value - £17,000 per annum

Rates Payable - £8,500 per annum

### EPC:

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



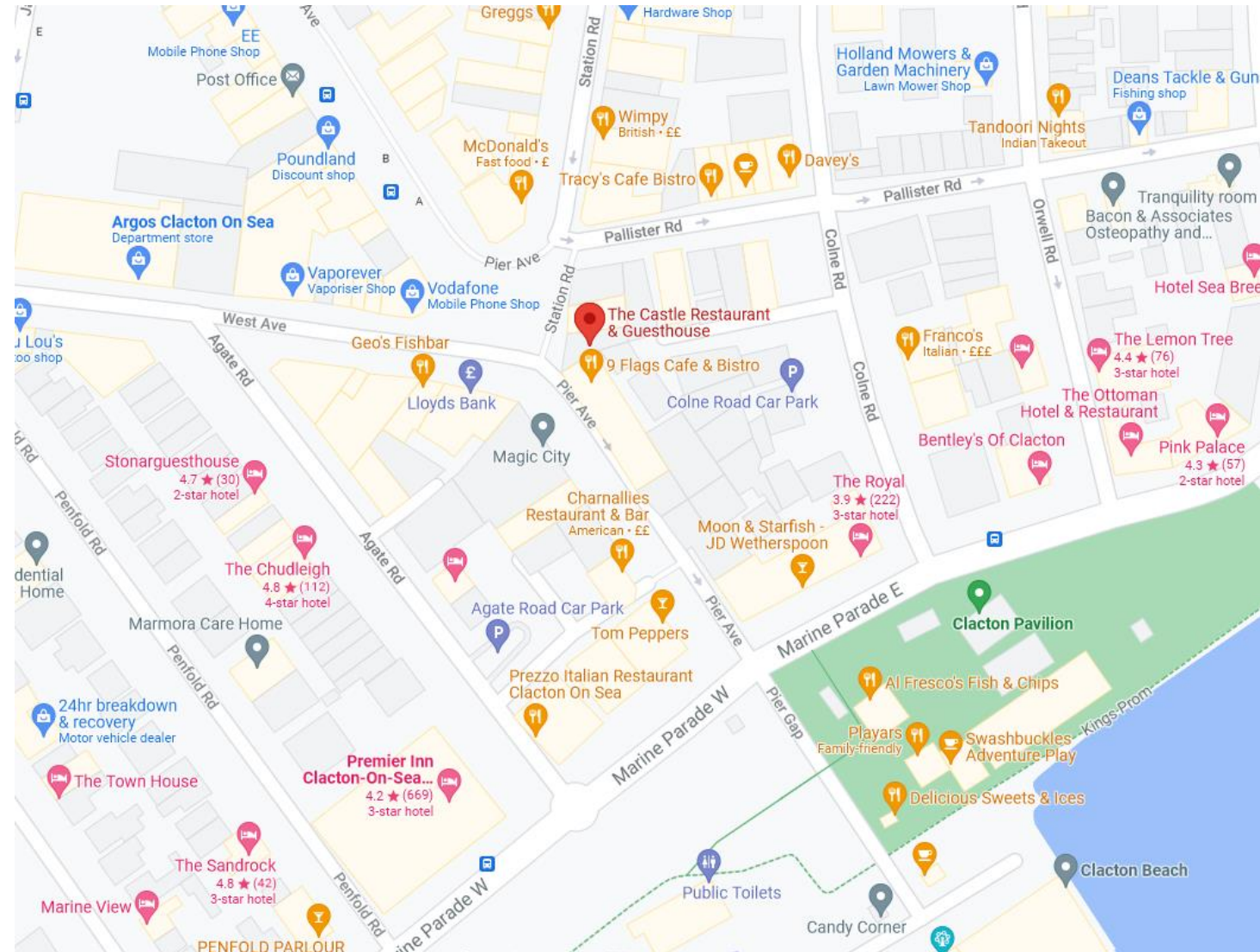
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### Location:

Clacton-on-Sea is the largest town in the Tendring peninsula and district in Essex, eastern England. The town is served by Clacton-on-Sea railway station (90 minutes to London Liverpool Street station). The town also benefits from its own airport. Clacton has a pleasure pier, arcades, a golf course, caravan parks and an airfield. The town and its beaches are still popular with tourists in the summer and there is an annual entertainment programme including the Clacton Carnival and Clacton Air show. Clacton has a shopping area with many of the usual national chains represented, and a Factory Shopping Village in the north of the town. Castle Building is located within walking short walk to Clacton Pier, amongst retailers such as Nat West, McDonalds, Santander, Lloyds Bank and many more.



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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 INVESTMENT & DEVELOPMENT

### Address:

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