



Double Fronted Retail / Restaurant Opportunity

Clacton - 27 Station Road, CO15 1TD

Could split to two units

Location

This prominent Class E unit has a very wide frontage and sits directly onto the busy Station Road.

Adjacent to **Card Factory** and close to **Superdrug, Holland and Barrett, Greggs, The Works** and **Subway**.



Click for Streetview

Description

- A prominent property with an extensive frontage.
- It provides a significant ground floor retail space at just over 3,600sqft.
- This could be split to provide 2 units.
- First and second floor ancillary space.

The premises provide the following approximate dimensions and areas.

Description	Imperial	Metric
Internal Width	44'11	13.7
Shop Depth	88'11	27.1
Ground Floor Retail	3,627	337
First floor - M + F WC's		
First Floor	2,041	189.7
Second Floor	968	89.9

Lease

The lease in place is to 17th January 2028 without break.

The property is also available by way of a new, long lease at a new market rent, likely to be lower than the current. This could be for the whole or for a split to suit. Plans available.

Rent

By negotiation. Call to discuss.

Rates

The VOA advise that the rates are:

Rateable Value	£45,500
Rates payable at .499p	£22,704.50

Interested parties are advised to check the business rates directly. Certain concessions may apply.

Legal Costs

Each party are to bear their own associated legal costs.

EPC

To be provided.

Contact

Ryan Kennedy

