

01206 577667

www.whybrow.net

 **Whybrow**

Prominent Retail Shop or Office - To Let



230 High Street, Dovercourt, Harwich, CO12 3AY

Asking Rent: £27,500 per annum exclusive

3,431 Sq. ft (319 Sq. m)

- Easy Access to A120 and A12
- 20 Miles West of Colchester City
- Public Car Parking located Near By
- Suitable for a Variety of Uses STP
- Prominent Corner Position on Kingsway and High Street

Location

The property occupies a prominent corner position on Kingsway and High Street in the town centre. There are a variety of national occupiers in the area including Superdrug, Iceland, and Boots as well as some smaller independent shops. Harwich town centre comprising a mixed use of residential, shops, cafés, restaurants, and professional services. Benefiting from good transport links to the A120, and railway stations including Harwich Town and Dovercourt. It is located 20 miles west from Colchester and 16 miles from Ipswich via the A120 and A12.

Description

The property is brick built with single glazed sash windows over 3 floors. The ground floor has a large sales area with carpeting, suspended ceilings, and permitter trucking. There are smaller offices toward the rear with plastered and painted walls and LED tile lights. The first floor is of similar specification with carpeting and permitter trunking along with separate male and female wc's. At the rear there is a room fitted out as a kitchen with tiling and a hot water boiler. The second floor has not been fitted out but is plastered and painted.

Accommodation

The property benefits from the following Net Internal Areas (NIA):

Ground Floor	Sales Area	990 sq. ft
	Office 1	70 sq. ft
	Office 2	139 sq. ft
	Office 3	73 sq. ft
	Office 4	90 sq. ft
	Office 5	76 sq. ft
First Floor	Office 6	75 sq. ft
	Office 7	380 sq. ft
	Office 8	195 sq. ft
	Kitchen	179 sq. ft
Second Floor	Storage	26 sq. ft
Basement	Office/Storage	417 sq. ft
Total NIA	Storage	721 sq. ft
3,431 sq. ft (319 sq. m)		

Asking Terms

The property is available by way of a new Full Repairing lease for a term of years to be agreed with regular upward only rent reviews to be agreed.

Rent

£27,500 per annum exclusive of Business Rates and all other outgoings.

Planning

The property benefits from an established Class E (Retail) use. Interested parties are advised to contact Tendring District Council on 01255 686868.

Business Rates

The property appears in the Valuation List with a Rateable Value of £22,000.

VAT

The property is not elected for VAT.

Legal Fees

Each party is to bear their own legal costs throughout the course of any transaction.

Energy Performance Certificate

The property benefits from an EPC rating of D88.





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