



**AVAILABLE TO LET**

Substantial Retail Unit With Prominent Roadside Frontage

68a - 70a Pier Avenue,  
Clacton on Sea, Essex, CO15 1NH

**RENT FROM**

**£35,000**  
per annum

**AVAILABLE AREA FROM**

**2,524 sq ft**  
[234.5 sq m]

## IN BRIEF

- » Attractive Two Storey Building
- » First Floor Storage / Office Space
- » Fronting Pier Avenue & Rosemary Road
- » Prime Retail Location
- » Nearby Occupiers Include Specsavers, Boots & Nationwide Building Society
- » Suitable For A Variety Of Uses (STP)

## LOCATION

The premises occupy a prominent position at the western end of Pier Avenue, at its junction with Jackson Road. Pier Avenue is part of the principal retail pitch in the town centre, boasting multiple national retailers including Specsavers, Boots, Nationwide Building Society, Poundland and O2.

Clacton is a thriving seaside town with an estimated population of 53,000 residents. It is one of Essex's best known resorts and experiences a high level of tourism, particularly in the summer.

## DESCRIPTION

The property comprises an imposing two storey end terraced retail unit complete with attractive clock tower feature, occupying a prominent pitch with glazed frontage to both Pier Avenue and Rosemary Road, as well as a large pedestrianised section directly in front of the unit facing the junction with Jackson Road.

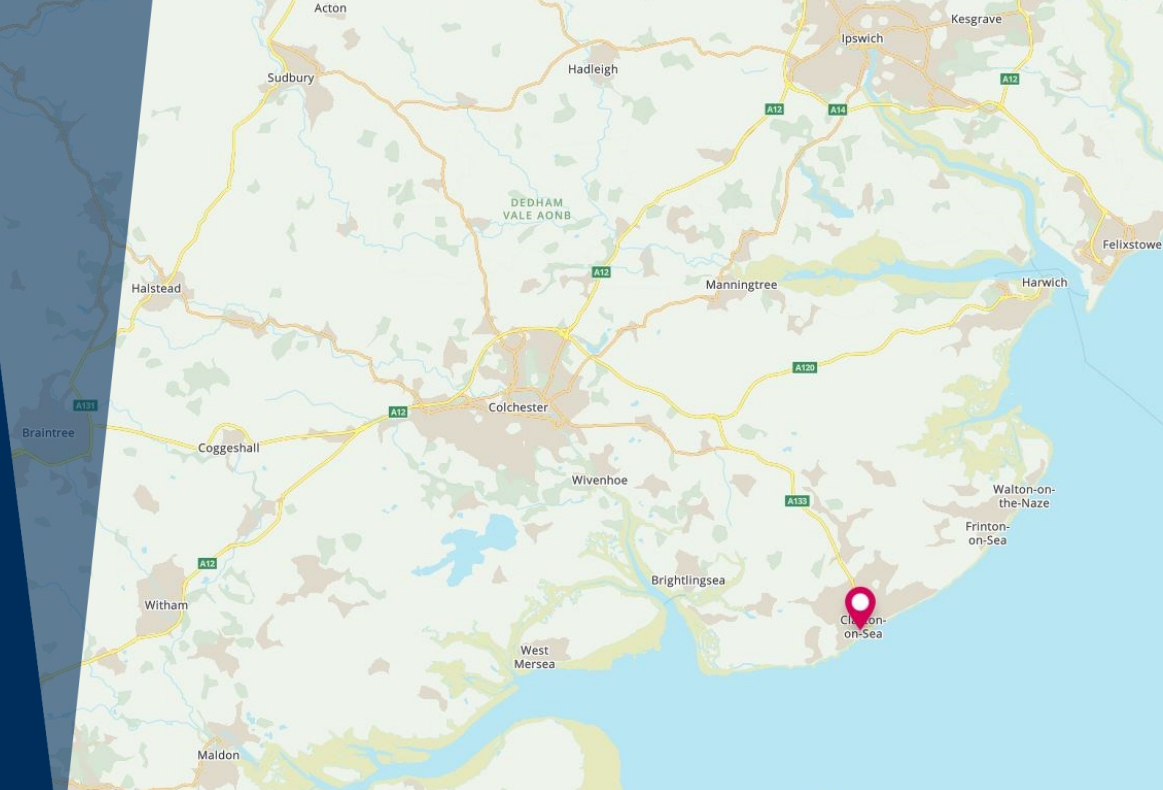
Two sets of glazed double personnel doors provide access to the unit, with a larger retail sales area to the ground floor, with accessible W/C to the rear. A private staircase leads to the first floor which provides ancillary storage space. The first floor can also be accessed via a separate personnel door on the Rosemary Road elevation.

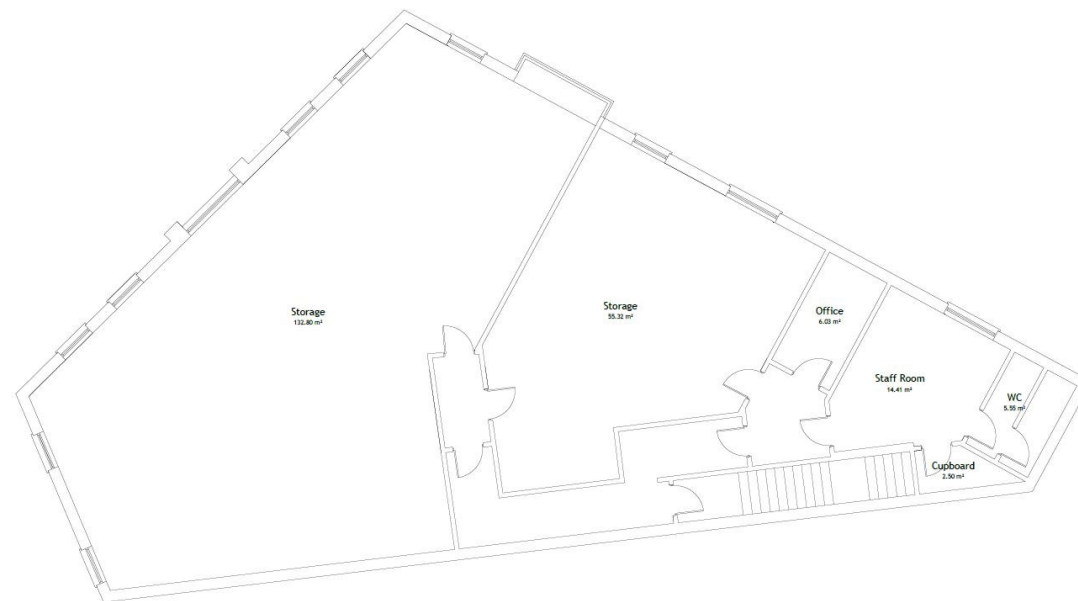
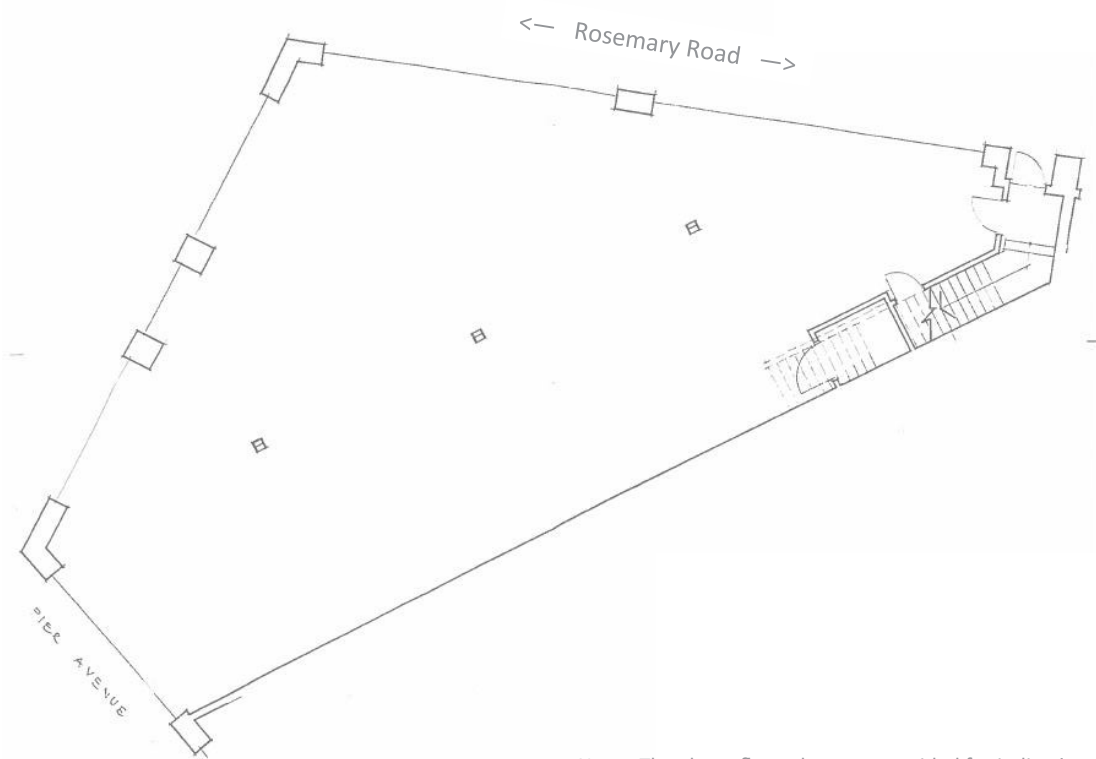
The property is situated in a prime trading location and would suit a variety of uses (subject to planning).

## ACCOMMODATION

[Approximate Net Internal Floor Areas]

- » Ground Floor: 2,524 sq ft [234.5 sq m] approx.
- » First Floor: 2,340 sq ft [217.4 sq m] approx.
- » Total: 4,864 sq ft [451.9 sq m] approx.





Note: The above floor plans are provided for indicative purposes only, and are not to be relied upon. The First Floor plan is as per the current fitout from the existing tenant, and may not represent the condition upon occupation.

## TERMS

The premises are available to let as a whole, on a new full repairing and insuring lease, lease length and terms to be agreed, at a rent of £45,000 per annum. We are advised that VAT is applicable.

Alternatively, the ground floor is available to let at a rent of £35,000 per annum exclusive. Consideration will also be given to splitting the ground floor to suit a tenants requirement, subject to terms and covenant.

Note: the current tenants are holding over - occupation dates for a new tenant are therefore subject to negotiation.

## PLANNING

We are advised that the premises benefit from longstanding 'A1' (Retail) use, which now falls under Use Class 'E' with effect from 2020. Interested parties are advised to make their own enquiries direct with the local planning authority.

## SERVICE CHARGE

We are advised that no service charge is applicable.

## BUILDING INSURANCE

The buildings insurance is to be arranged by the landlord with the cost to be recovered from the tenant. The approx. cost for the current year is £1,650 (+ VAT). Tenants are to be responsible for their own contents and other liability insurances.

## BUSINESS RATES

We have been informed that, effective 1st April 2023, the rateable value is £39,250. We therefore estimate rates payable are likely to be in the region of £19,585 per annum.

We recommend all interested parties make their own enquiries direct with the local rating authority to confirm their liabilities.

## ENERGY PERFORMANCE CERTIFICATE [EPC]

We have been advised that the premises fall within class D (90) of the Energy Performance Assessment scale.

A full copy of the EPC assessment and recommendation report is available from our office upon request.

## VAT

All rents and prices are exclusive of VAT under the Finance Act 1989. Interested parties are advised to consult their professional advisors as to their liability, if any, in this direction.

## LEGAL COSTS

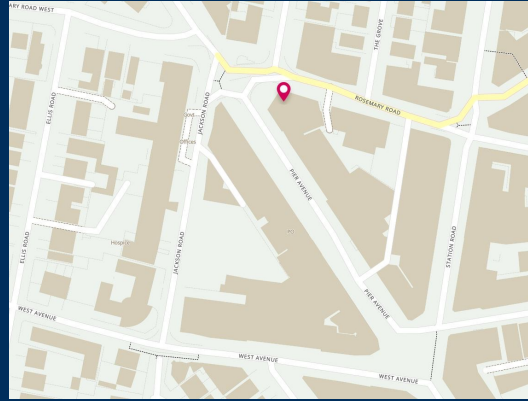
Each party will bear their own legal costs.

VIEWINGS STRICTLY BY APPOINTMENT  
VIA SOLE LETTING AGENTS:

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Particulars created 22 July 2024

