

## RETAIL PREMISES AVAILABLE 48 Pier Avenue, Clacton on Sea, CO15 1QN



### LOCATION

The premises are situated in the middle section of Pier Avenue which is the prime retail pitch in Clacton on Sea. The prominent retail unit sits between Costa and Bonmarche with other nearby occupiers including Boots, WH Smith, Edinburgh Woolen Mill and JD Sports.

### SIZE

The premises are designed over ground, first, second and third floors:

Ground Floor:	(334 sq m)	3,595 sq ft
First Floor:	(84 sq m)	906 sq ft

### TENURE

The premises are available to let on a new lease for a term and rent to be agreed.

### RATES

We are verbally advised by the Local Rating Authority that the premises are assessed for rating purposes as follows:

Rateable Value: £58,000      UBR 2019/2020: 50.4p      Rates Payable: £29,232

### VIEWING

Please contact the SMART 4 office for further information or to arrange an inspection.

Oliver Church      020 7569 9902      [ohc@SMART-4.co.uk](mailto:ohc@SMART-4.co.uk)

February 2020



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For further details

020 7569 9900

EPC available on request  
Subject to Contract and Exclusive of VAT

These particulars and the descriptions and measurements therein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed. Smart 4 Limited, 3 Hanover Square, London W1S 1HD.