

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



#### **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.

Philip Jemmett 020 7569 9901 pjj@SMART-4.co.uk

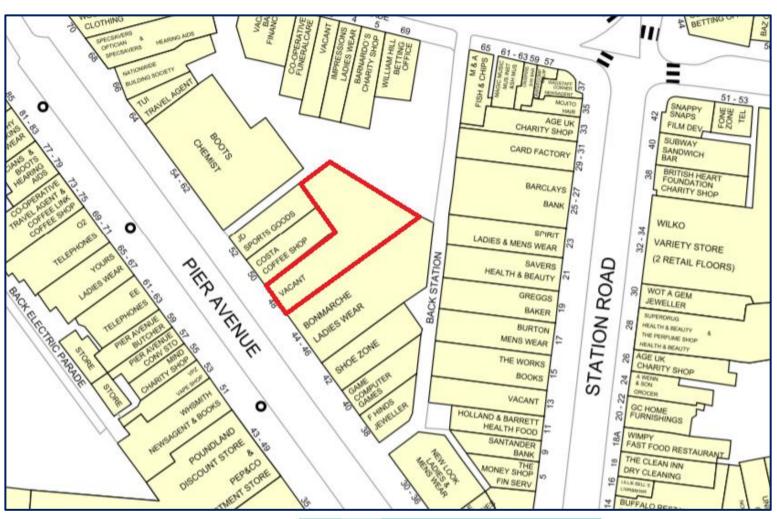
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