



Retail Unit - Clacton on Sea Station

TO LET - RETAIL UNIT

Clacton on Sea Station
CO15

A new business opportunity has arisen in Clacton on Sea for a coffee shop, delicatessen or other takeaway service. This station has a high captive audience.

Location:

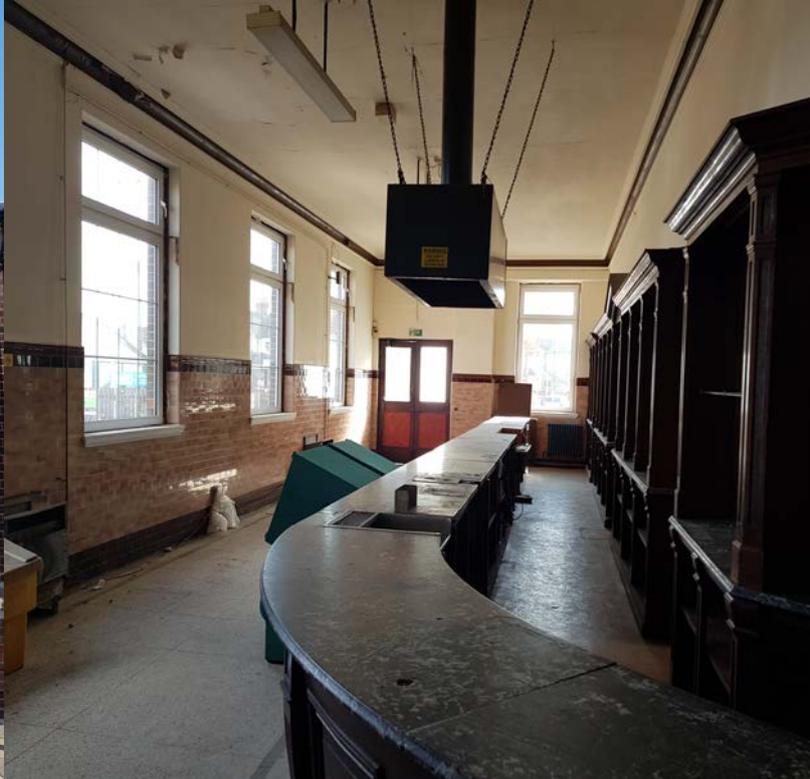
Clacton on Sea station is one of the two eastern termini of the Sunshine Coast Line. The station is located next to the high street and is a short walk away from the beach. The station services London Liverpool Street, Stratford, Colchester, Chelmsford, Ingatestone and Shenfield.

The latest figures available from the * Office of Rail Regulation (ORR) recorded passenger entries and exits of 789,622 for 2019/20.

789,622 +
Annual station footfall*

ADVANCE  VENTURES

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Property:

The premises form part of the station building and is arranged over ground floor and basement, suitable for pub/bar or restaurant use. The premises consists of a large main area with good ancillary space. The unit has frontage onto the main street as well as the concourse.

Unit Size:

Retail Unit: 132 sq.m. 1,421 sq. ft.

Rates Services & Insurance:

Rates to be assessed. Interested parties are advised to make their own enquiries to the local planning and building authorities in respect of business rates and planning. Service Charge and Insurance Charge levied by way of a fixed contribution reflecting 7.5% & 2.5% of the Rent payable respectively

Rent:

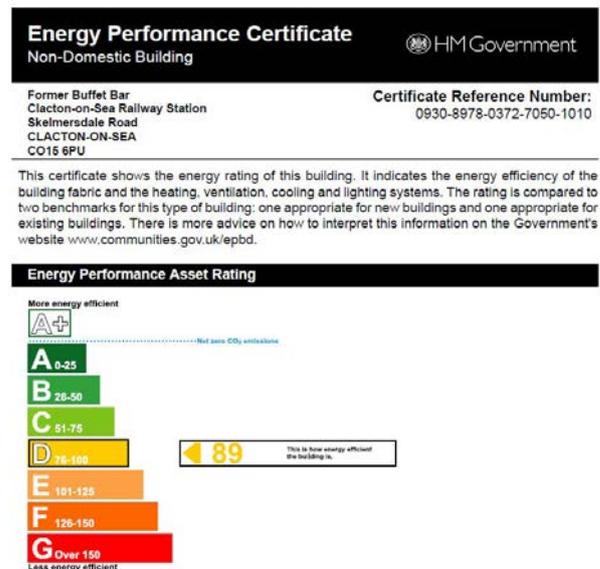
To be negotiated depending on use but it is likely to comprise a Minimum Guaranteed Rent and/or a rent based on turnover.

Costs:

The ingoing occupier will be responsible for all the Landlord and all the Superior Landlord legal and professional fees.

Abellio Greater Anglia Limited is a company registered in England and Wales with company number 06428369 and as lessor of this property gives notice that: (1) These particulars are produced in good faith but are a general guide only and do not constitute any part of a contract. (2) The property is offered subject to contract and unless otherwise stated all rents are quoted exclusive of VAT. (3) Nothing in these particulars should be deemed a statement that the property is in good condition, free from any deleterious materials or that any services or facilities are in working order. (4) Unless otherwise stated, no investigations have been made regarding pollution, or potential land, air or water contamination. The purchaser or lessee are advised to carry out their own investigations if required. (5) It should not be assumed that the property has all necessary planning, building or other consents required and the purchaser or lessee shall be responsible for obtaining such consents.

EPC:



Inspection:

Viewings can only be made with prior arrangement by contacting

James Taylor

enquiries@advanceventures.co.uk