



Ayers & Cruiks
COMMERCIAL

40 Pier Avenue, Clacton-on-Sea, CO15 1QN

To Let | 943 sq ft

Retail Unit To Let in Clacton-On-Sea

40 Pier Avenue, Clacton-on-Sea,
CO15 1QN

Summary

- Rent: £23,000 per annum
- Business rates: £11,352.25 per annum Interested parties are advised to confirm the rating liability with Tendring District Council on 01255 686868
- Car parking charge: n/a
- VAT: To be confirmed
- Legal fees: Incoming tenant is liable for both parties legal costs
- EPC: D (87)
- Lease: Assignment

Contact & Viewings

Neil Burroughs
01702 608035
neil@ayerscruiks.co.uk

Cameron Cruiks
01702 608045
cameron@ayerscruiks.co.uk

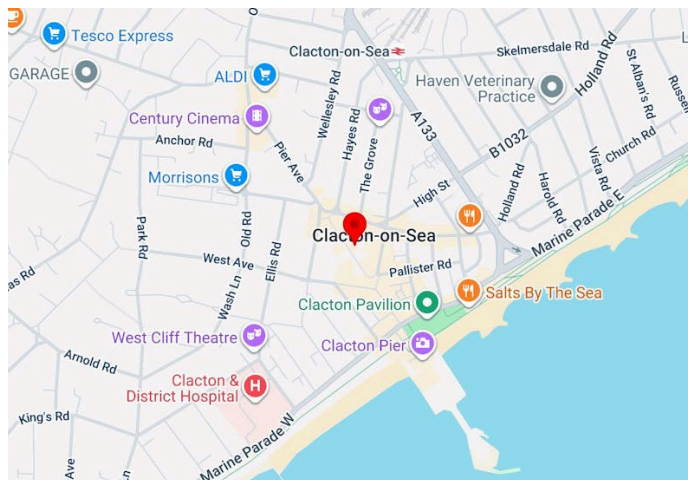
Darrell Clarke
01702 608039
darrell@ayerscruiks.co.uk

Bradley Hair
01702 608057
bradley@ayerscruiks.co.uk

Offices

86-88 Baxter Avenue,
Southend-On-Sea,
Essex,
SS2 6HZ
Tel: 01702 343060

Burgundy Court
64/66 Springfield Road,
Chelmsford,
Essex,
CM2 6JY
Tel: 01245 202555



Key Points

- Open Plan Retail Unit
- Prime Location
- High Visibility & Footfall
- Boasts Good Road Connections
- Rent Only £23,000 Per Annum Exclusive

Description

This clean, open-plan retail unit offers a spacious and versatile layout. With large, open spaces and neutral decor, it provides a blank canvas for customisation. The unit is well-maintained, bright, and airy, creating an inviting atmosphere for customers.

Location

This retail unit is situated on Pier Avenue in Clacton, it is in a highly-visible area making it an ideal spot for businesses. The road links are excellent, with easy access to the A133 and A12, connecting the area to nearby towns and cities. The property also boasts strong transport links with Clacton station just a short distance away, which provides good connections to London and other areas.



Accommodation

Floor/Unit	Building Type	sq ft	sq m	Availability
Unit	Retail	943	87.61	Available

Viewings

Strictly by prior appointment via landlords appointed agents Ayers & Cruiks

Terms

Fully repairing and fully insuring by virtue of service charge

Rent

£23,000 Per Annum Exclusive