



LAMB & CO

Call us on 01255 422 240

Inspired by property, driven by passion.



PIER AVENUE, CLACTON-ON-SEA, CO15 1QA

£15,000 PER ANNUM

Available immediately - An opportunity to rent this first floor restaurant/leisure space extending to approximately 2,700 Sq Ft. The premises are located on a prime stretch of Pier Avenue just off of the seafront with nearby operators including; Wetherspoons, Gaiety Amusements, Magic City, McDonalds and Clacton Pier.

- First Floor Restaurant/Leisure Space
- Available Immediately
- Approx. 2,700 Sq Ft
- Flexible Lease Terms
- Prime Location
- EPC D

DESCRIPTION

Situated on the prime stretch of Pier Avenue In Clacton's Town Centre, within 200 yards of the seafront this first floor, former restaurant premises offers a unique opportunity. Extending to approximately 2,700 Sq Ft , the premises comprises two generous rooms, kitchen & toilets.

LOBBY



ROOM 1



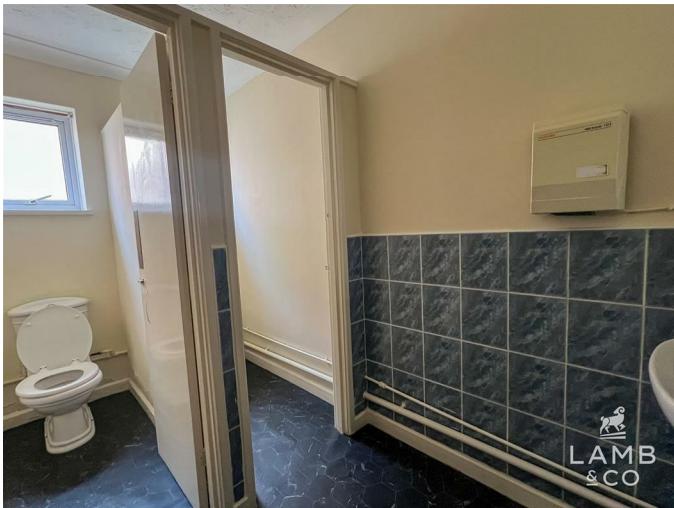
ROOM 2



KITCHEN



TOILETS



PLANNING

The property appears in the VOA Ratings List as 'Restaurant & Premises' falling under Use Class E. The premises may be suitable for a number of alternate uses permitted under the same use class, any enquiries as to whether a planning application would be required should be directed to Tendring District Council.

BUSINESS RATES

Current Rateable Value - £9,800 giving approximate annual rates payable of £4,890.20. Subject to meeting eligibility criteria, ingoing tenants may qualify for 100% Small Business Rate Relief.

VAT

We are advised that VAT is not applicable to the rent.

SERVICES

We understand mains electricity, gas, drainage and water are connected.

TERMS

The premises are offered on a new lease with terms to be agreed by negotiation.

VIEWING

By appointment with Sole Agents Lamb & Co.

Map

