



LAMB & CO

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Inspired by property, driven by passion.



LAMB
& CO



OLD ROAD, CLACTON ON SEA, CO15 3AH

£825

Lamb and Co are pleased to advertise this commercial located down Old Road, Clacton On Sea. Currently kitted out as a café. Equipment available. This commercial is available now and is in a prime location. Contact the office to express interest.

- Available Now
- Good Location
- White Goods Available
- Approx 890.175
- Equipment Available
- EPC- C

Front Area

Approx 579.871. Vinyl flooring throughout. Equipment left at the property, price to be discussed:

Table and Chairs

X3 counters

Medium chest freezer

Large chest freezer

Coffee machine

Slush machines

Under counter fridge

Slim tall fridge

Kitchen Area

Approx- 84.28. Vinyl flooring. Equipment left at the property, price to be discussed:

Stainless Steel free standing sink (Secured to floor)

Grill

x3 fryers

Tall fridge

Tall freezer

Metal work counter

WC

Low level WC. Wall hung sink basin. Vinyl floor.

Rates

Current Rateable Value- £5700 giving approximate annual rates payable of £2793. Subject to meeting eligibility criteria, ingoing tenants may qualify for 100% Small Business Rate Relief.

Terms

3 months deposit

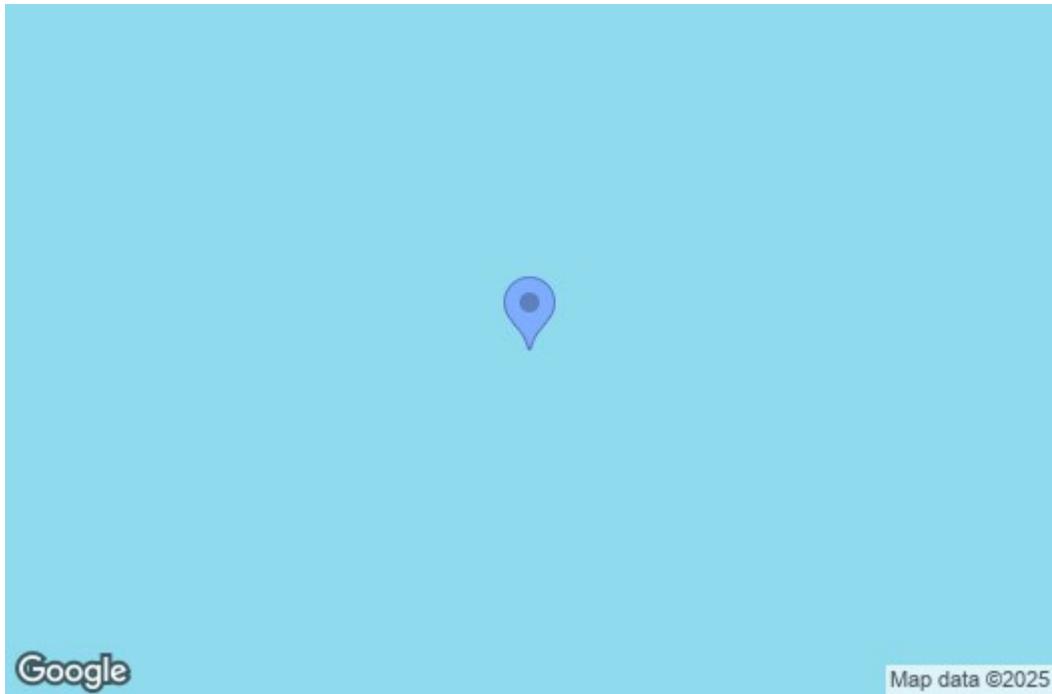
3 months rent

Length of lease to be negotiated- will OUT of the 1954 Act)

Potential costs that tenants might reasonably expect would be:

- Drainage clearance if blockages are caused by their own use
- Maintenance or clearance of rear accessways, but only if they have rights over those areas

Map



EPC Graphs

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales		EU Directive 2002/91/EC	

Floorplan

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.