

01206 577667

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High Street Offices –To let



77-79 High Street, Walton-On-The-Naze, Essex, CO14 8AB

Asking Rent: £14,000 Per Annum Exclusive

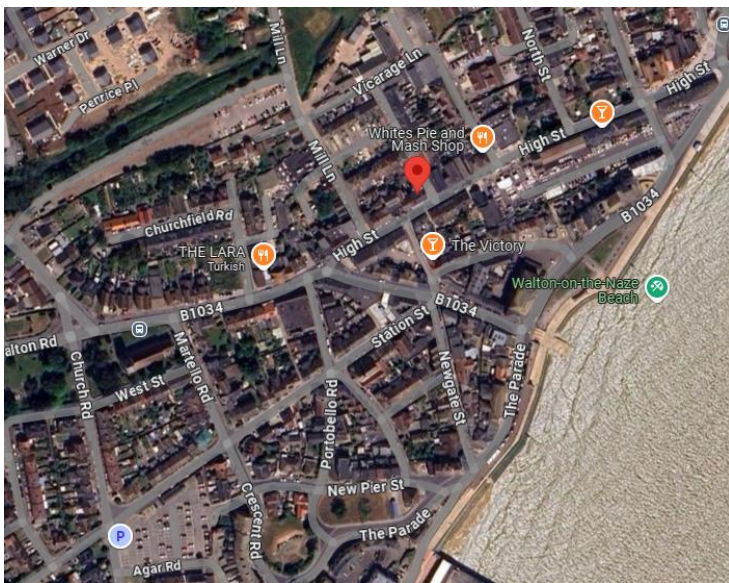
1,149 sq. ft (106.8 sq. m)

- High Street Location
- WC's and Fitted Kitchen
- Ground Floor Sales Area 1,104 sq. ft
- Prominent Position
- New Lease Available

Location

Walton-on-the-Naze, with a population of some 7,000 people is a seaside town situated on the East coast, next to the well-known coastal resort of Frinton-on-Sea and is some 18 miles east of Colchester via the A120/B1034 Walton Road.

The property is situated on the corner of the High Street and Alfred Terrace, and only a short walk to the sea front. The High Street comprises local, small businesses and a car park is situated only a few minutes away.



Asking Terms

The property is available by way of a new FRI lease for a term of years to be agreed with regular upward only rent reviews.

Rent

£14,000 per annum exclusive of VAT, utilities, business rates and all other outgoings

Town Planning

The property benefits from retail/office uses. Interested parties are advised to contact Tendring Council on 01206 686868.

Business Rates

The property appears in the Valuation List with a Rateable Value of £11,750.

Legal Fees

Each party is to bear their own legal costs throughout the course of any transaction.

Energy Performance Certificate

The property is due to be assessed for an EPC.

Description

The property is situated on a corner location, comprising ground floor retail/office, with WCs and a fitted kitchen.

Accommodation

The property benefits from the following Net Internal Area (NIA):

Ground Floor Retail	1,104 sq.ft
Ground Floor Kitchen	45 sq.ft
Total	1,149 sq.ft (106.8 sq.m)



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