

TO LET

PRIME RETAIL PREMISES

RENT £8,760 PAX



16 Station Road Clacton-on-Sea Essex CO15 1SX

DESCRIPTION

The premises comprise a ground floor lock-up shop offering a well-presented and functional retail unit. Internally, the accommodation provides an open-plan sales area, with changing facilities, a kitchenette, and WC positioned to the rear. The shop benefits from modern lighting throughout and a large double-glazed frontage onto Station Road, providing excellent natural light and display potential. The unit is available for immediate occupation.

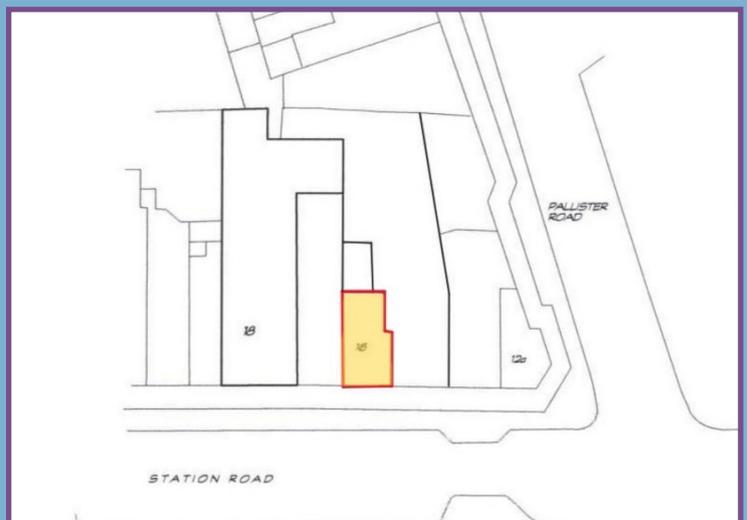
LOCATION

The property is situated in Clacton-on-Sea on Station Road, within the town's primary shopping area. This position benefits from high pedestrian footfall and strong street presence, making it an attractive retail location. The premises are located opposite McDonald's and close to other established national retailers including The Works and Holland & Barrett, further enhancing visibility and commercial appeal.

ACCOMMODATION

The premises is arranged as an open plan ground floor lock-up shop with the following approximate dimensions:

Frontage:	3.91 m	
Depth:	7.92 m	
Sales Area:	22.18 m ²	239 sqft
Kitchenette/WC/Changing room		
Net Internal Area:	25.32 m ²	273 sqft



TERMS

The premises is offered on the basis of a new lease for a minimum term of three years on full repairing and insuring basis.

BUSINESS RATES

We understand that the property has the following rating assessment from 1st April 2026:

Rateable Value: £7,800
Rates Payable (25/26) **£3892.20**

The above figures do not take into account any rates relief for qualifying occupier.

PLANNING

We understand that the property benefits from retail consent but interested parties should make their own planning enquiries.

VAT

We understand the property is not elected for VAT.

SERVICES

We understand the property is on mains drainage, mains water and mains electricity.

EPC

This property's energy rating is TBC.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction.

VIEWING & INFORMATION

By strict appointment only please contact:

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IMPORTANT NOTICE

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