

01206 577667

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 **Whybrow**

**High Street Offices –To let**



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

Asking Rent: £12,000 Per Annum Exclusive

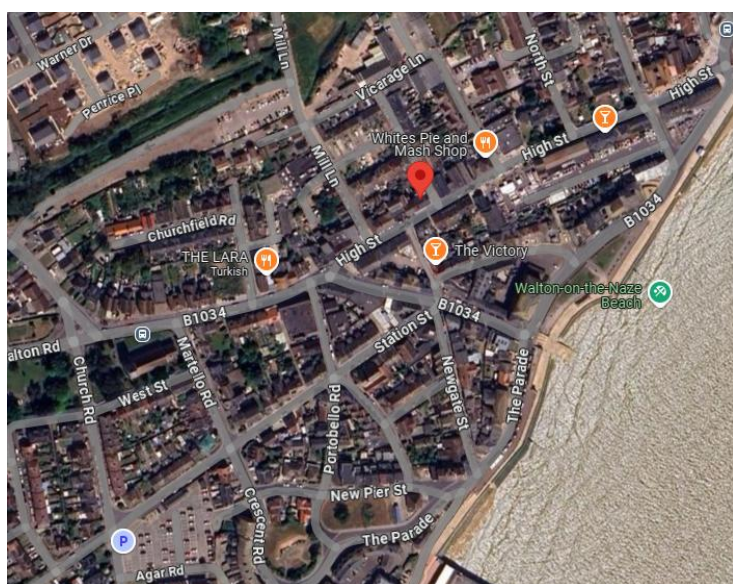
1,149 sq. ft (106.8 sq. m)

- 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.



## 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                        |
| <b>Total</b>         | <b>1,149 sq.ft (106.8 sq.m)</b> |

## 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

£12,000 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.



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