01206 577667 www.whybrow.net 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

# **Property Details**



#### 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

£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.

## **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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