



197 High Street, Dovercourt, Essex, CO12 4AJ

To Let

Retail / Office Premises with Secure Garage and Yard:

78.96 sq m (850 sq ft) Internal Area

48.2 sq m (518 sq ft) Garage/Store

- Central heating
- Rear vehicular access
- Car park
- High Street location

Location

The property is prominently situated on the south side of High Street close to its junction with Brooklyn Road at a point where properties are predominantly put to mixed commercial uses.

Opposite the property is the main retail parade linking to the town centre to include the East of England Co-Operative Society. A driveway off Brooklyn Road provides access to a rear yard and large garage which has an integral door through to the property.

Description

The property comprises the ground floor of a two storey building which is subdivided to provide a reception area, offices, a former Chapel of Rest and a rear vehicular yard with garage.

Accommodation

Offices, Reception and Anti-room	24 sq.m.	(366 sq.ft.)
Former Chapel of Rest	6.1 sq.m.	(66 sq.ft.)
Stores & Work Areas	38.8 sq.m.	(418 sq.ft.)
Vehicle Garage	48.2 sq.m.	(518 sq.m.)

Terms

The property is available by way of an assignment of the existing lease which is for a term of 20 years commencing 11th September 2000. The passing rent is £10,200 per annum.

Outgoings

The premises has a Rateable Value of £13,500 R.V.

Viewing

Strictly by prior appointment with the Sole Agents:
Fenn Wright, 1 Tollgate East, Stanway, Colchester CO3 8RS
Lewis Chambers
T: 01206 216565 F: 01206 216540 E: lcc@fennwright.co.uk

Energy Performance Certificate **Non-Domestic Building**

197, Main Road
 HARWICH
 CO12 3PH

Certificate Reference Number:
 0210-4991-0340-3880-1030

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Technical information

Main heating fuel:	Grid Supplied Electricity
Building environment:	Heating and Natural Ventilation
Total useful floor area (m ²):	163
Building complexity (NOS level):	5
Building emission rate (kgCO ₂ /m ²):	57.42

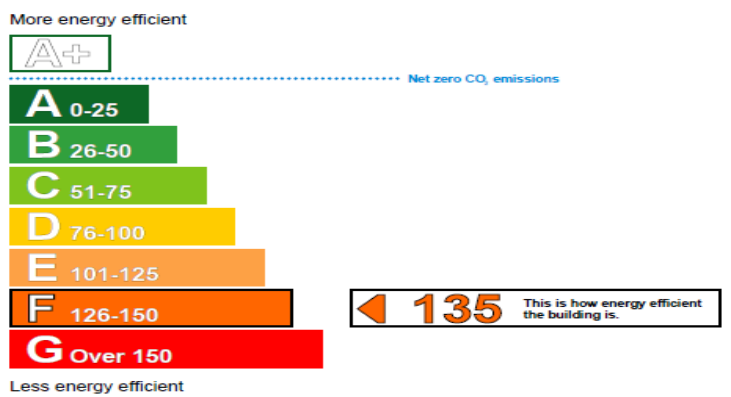
Benchmarks

Buildings similar to this one could have ratings as follows:

36 If newly built

79 If typical of the existing stock

Energy Performance Asset Rating



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