



# LUCAS

ESTATE AGENTS AND VALUERS



16 Victoria Place, Brightlingsea, Essex, Co7 0BX  
Telephone: 01206 302639 'Fax: 01206 302874  
E-mail: [info@lucasestates.com](mailto:info@lucasestates.com) Website: [www.lucasestates.com](http://www.lucasestates.com)



**11 HIGH STREET, BRIGHTLINGSEA, ESSEX**  
**A TOWN CENTRE LOCK UP SHOP TO LET**  
**RENTAL £295 PCM**

**THE PROPERTY IS SITUATED IN A PROMINENT TOWN CENTRE POSITION WITH PAVED FORECOURT, AND SUITABLE FOR NUMEROUS RETAIL TRADES.**

**SHOP 18' X 12'4" WITH LARGE DISPLAY WINDOW.**

**CEILING STRIP LIGHTING AND AMPLE POWER POINTS.**

**CLOAKROOM WITH W.C. AND WASH BASIN. 2 POWER POINTS.**

**WALL SHELF WITH METER POSITION UNDER.**

**OUTSIDE FRONT DISPLAY FORECOURT**

**SERVICES MAINS WATER, ELECTRICITY AND DRAINAGE CONNECTED.**

**LEASE NEW LEASE AVAILABLE.**

**VIEWING THROUGH LUCAS ESTATE AGENTS.**

**E&OE**

**ESTABLISHED 1935**