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22a/22b Victoria Place, Brightlingsea, Colchester, Essex CO7 0BX

TO LET : Shop premise extending to 1,555 sq ft

£7,000 PER ANNUM EXCLUSIVE

DIRECTIONS : From Colchester proceed along the A133 signposted Clacton, Harwich and the A120. Keep in the right hand lane, at traffic signals turn right onto the B1027 signposted St Osyth and Clacton, continue forward onto the B1027 entering Alresford, at the Thorington mini roundabout turn right onto the B1029 Church Road, towards Brightlingsea continuing forward onto Ladysmith Avenue, entering the Town Centre turn left onto Victoria Place, and the retail premises can be found on the left hand side immediately after the Spar convenience store and Hall Cutt.

LOCATION : The property is located along Victoria Place situated between Wellington Street and Hall Cutt in a predominantly mixed retail/residential location.

DESCRIPTION : Premises comprises 1980 brick built flat roof retail shop premises, glazed return frontage, wc and kitchen facilities extending to 1,555 sq ft.

RATES ; Address

22a/22b Victoria Place

Brightlingsea Colchester

CO7 0BX Property Description Shop & Premises

Rateable Value £9,000 Assuming a UBR of 44.4 pence in the £ the above rates liability for 2007/2008 would equate to £3,996 for the year.

RENT : £7,000 per annum exclusive of all outgoings.

TERMS : The property is available to rent by way of a licence lease with terms to be agreed.

VIEWING : Strictly by prior appointment with the sole Agents Nicholas Percival on 01206 563222 Our Ref C3629

[Arrange a Booking](#)

Price: £7,000.00