

01206 577667

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 Whybrow

**Coastal Town Restaurant – To Let**



## **2 Marine Parade West, Clacton-on-Sea, CO15 1RH**

Asking Rent: £43,500 Per Annum Exclusive

200.45m<sup>2</sup> (2,159 sq. ft.)

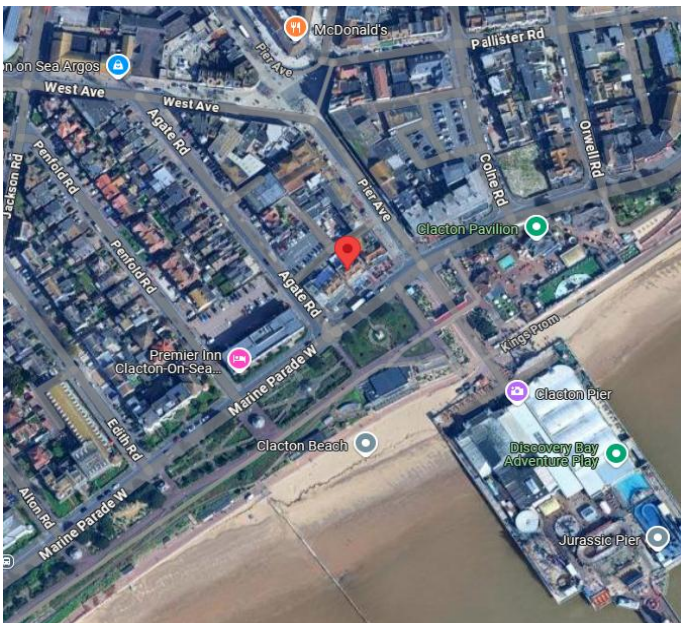
- Prominent Coastal Location
- Large kitchen and restaurant space
- Outside covers
- Car Parking Facilities nearby

## Location

The property is situated on the northeast side of Marine Parade West in Clacton-on-Sea, close to its junction with Agate Road and Pier Avenue. It is approximately 0.2 miles south of Clacton-on-Sea Town Centre.

Clacton is a coastal resort town situated approximately 15 miles to the east of Colchester via the A120 and A133 communications links are reasonable with access to the A12 Colchester providing routes to the national motorway networks to the south with access to the ports of Harwich and Felixstowe via the A120 and A14.

Clacton mainline railway station is a short distance to the north on Skelmersdale Road which provides regular routes to Colchester mainline railway station which has an approximate journey time of 50 minutes to London Liverpool Street.



## Energy Performance Certificate

The property has an Energy Performance rating of 48 placing it in the B category. This certificate is valid until 13<sup>th</sup> October 2032.

## Description

A seaside property offering large kitchen and restaurant space with covers both inside and outside benefitting from storage, a small communications room/office, and W/C facilities also.

## Accommodation

According to our calculations, the property has the following Nett Internal Area:

Restaurant – 107.64m<sup>2</sup> (1,159 sq. ft.)

Kitchen – 50.13m<sup>2</sup> (540 sq. ft.)

Storage – 14.20m<sup>2</sup> (153 sq. ft.)

Office – 7.40m<sup>2</sup> (80 sq. ft.)

Toilets – 21.08m<sup>2</sup> (227 sq. ft.)

**Total – 200.45m<sup>2</sup> (2,159 sq. ft.)**

## Town Planning

The property benefits from an established retail use and understand there are no current outstanding planning applications.

Any interested parties are advised to contact Tendring District Council on 01206 282424.

## Rateable Value

The property appears in the 2024 Ratings List as the following:

Restaurant and premises - £43,000

## Legal Fees

Each party is to bear their own legal costs throughout the course of any transaction.



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