

# To Let

55 Victoria Place, Brightlingsea, Essex, C07 0AD

For further information please contact:

#### Lewis Sinclair

020 7911 2913 lewis.sinclair@gva.co.uk



# **Accommodation**

The property is an attractive Victorian building arranged over the ground floor. The upper floors are residential accommodation.

The ground floor was previously used as retail accommodation; it consists of an open plan area with a separate office at the front of the building and further storage and office space to the rear.

The approximate areas below are based on a net internal basis:

Ground floor	128.12 sq m	1,379 sq ft
Total	128.12 sq m	1,379 sq ft

# Lease

The premises are held on a lease to expire in June 2025 and are available on either an assignment, or a sub-lease basis.

#### Ren

The passing rent is £13,500 per annum exclusive.

# **Business rates**

We have been verbally advised that the property is assessed as follows:

Rateable Value £7,000.00 Rates Payable £3,269.00 Interested applicants should make their own enquiries with the Local Authority to verify this information.

# Legal costs

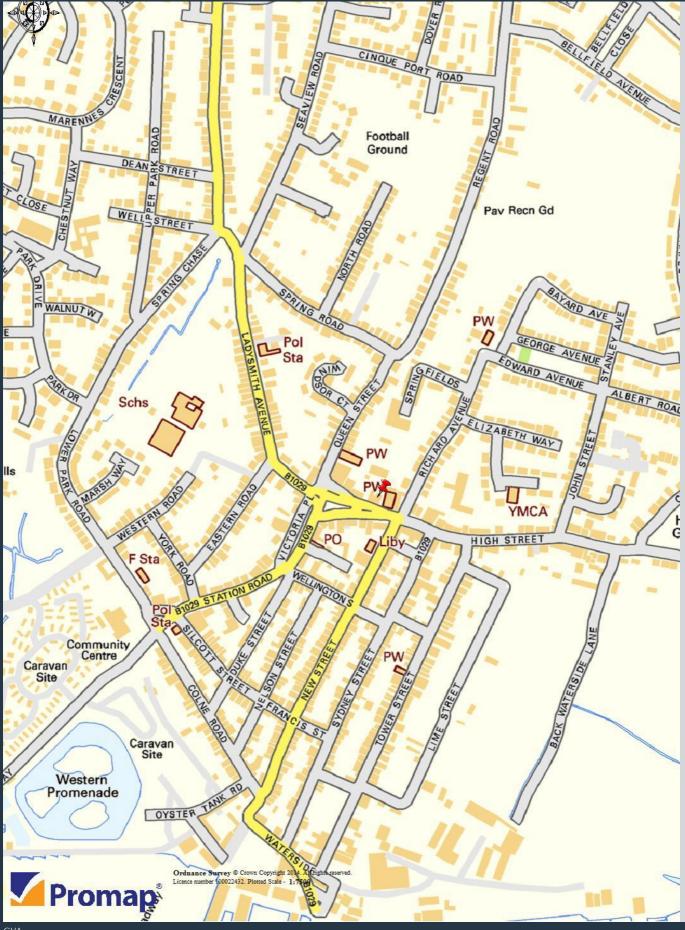
Each party to be responsible for their own legal costs incurred in the transaction.

### **EPC**

An Energy Performance Certificate can be made available.

#### VAT

VAT, if applicable, will be charged at the standard rate.



GVA

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File number: 02B537149

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