

ON INSTRUCTION OF



LEASE FOR SALE/TO LET



18 HIGH STREET BURNHAM ON CROUCH ESSEX CM0 8AA Class E Use

Location

Burnham on Crouch is a historic town in East Essex situated by the River Crouch. The town is a major yachting centre on the East Coast.

The Barclays is situated on the High Street, close to the river front, where other nearby traders include Tesco, Factory Shop, Coop Supermarket and Boots the Chemist.

Description

The property comprises a large end of terrace building, arranged predominantly at ground floor, with a substantial frontage to the High Street and benefits from a rear yard and parking for 8 cars. The premises provide the following approximate dimensions and floor areas.

Frontage	56ft	17 m
Shop Depth	29ft	9 m
Ground Floor	1,720sqft	159 sqm
First Floor	185sqft	17 sqm

Lease

The property is held on a 20 year full repairing and insuring lease for a term expiring June 2030, subject to a rent review and tenant break option in June 2025.





Tel: 020 7039 0130

Rent

£19,800 per annum exclusive.

Terms

Offers invited for an assignment of the existing lease or potential for a new lease/lease extension from the landlord.

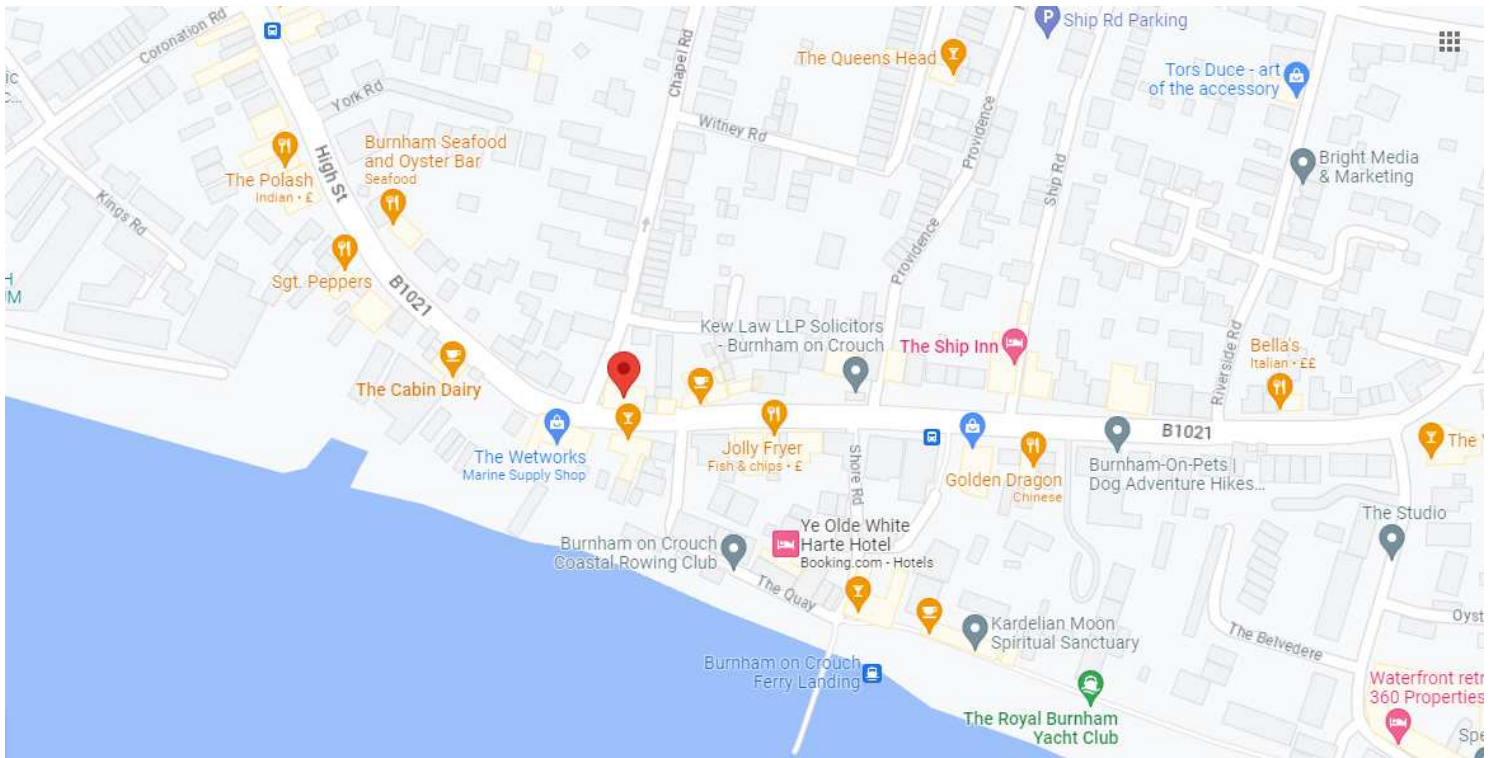
Rating

Rateable Value from the 1st April 2023 is £22,000, with rates payable of approximately £10,978

Viewing

To be arranged through JP RETAIL

James Peasnell – james@jpretail.co.uk or Sian Fountain – sian@jpretail.co.uk Tel: 0207 039 0130



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