TO LET
WESTCLIFF ON SEA, 152 Hamlet Court Road

Location
Westcliff-on-Sea is a suburb of Southend-on-Sea and is situated on the north bank of the Thames Estuary about 34 miles (55 km) east of London.

The premises is located in a 100% prime position on the corner of Hamlet Court Road and St John’s Road being opposite Co-Operative Supermarket and Greggs. Other nearby retailers include Tesco Express, Boots, Bathstore and Coral as well as a number of local independent retailers. A street traders plan is on the reverse of these particulars.

Description
The property is arranged over Ground and First Floors only with the following approximate areas.

The property also benefits from 10 car parking spaces in the rear yard.

Accommodation

<table>
<thead>
<tr>
<th>Floor</th>
<th>Sq M</th>
<th>Sq Ft</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ground Floor</td>
<td>161.84</td>
<td>1,742</td>
</tr>
<tr>
<td>First Floor Ancillary</td>
<td>35.49</td>
<td>382</td>
</tr>
<tr>
<td>Total</td>
<td>197.33</td>
<td>2,124</td>
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</table>

Tenure
The premises will be available by way of an assignment for a term to be agreed with a tenant only break option in June 2018.

Rent
The current passing rent is £30,000 per annum exclusive.

Rates
We are verbally informed by the Local Rating Authority that the current Rateable Value of the shop is £24,000 and the rates payable are £11,832.00 pa. The UBR for 2015/2016 is 49.3p. Interested parties are advised to make their own enquiries with the Local Authority for verification purposes.

Key Features
- 100% PRIME POSITION

Viewing
By appointment via this office:

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On the Instruction of HSBC Bank

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Energy Performance Certificate
Non-Domestic Building

152 Hamlet Court Road
WESTCLIFF-ON-SEA
SS0 7LJ

Certificate Reference Number:
9140-3012-0951-0800-6101

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building; one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government’s website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient

A+  Not zero CO2 emissions

A  0-25
B  26-50
C  51-75
D  76-100

76 This is how energy efficient the building is.

E  101-125
F  126-150
G Over 150

Less energy efficient

Technical Information

Main heating fuel: Natural Gas
Building environment: Heating and Natural Ventilation
Total useful floor area (m²): 591
Building complexity (NOS level): 3
Building emission rate (kgCO2/m²): 64

Benchmarks

Buildings similar to this one could have ratings as follows:

If newly built
25

If typical of the existing stock
66

Green Deal Information

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0300 123 1234.