

High Street, Brightlingsea, CO7 0AG
Annual Rental Of £13,000

Town & Country
residential sales and lettings



- **Character Large Former Bank**
- **Prominent High Street Location**
- **Passing Footfall Between Mix Of Independent Shops**
- **Flexible Lease Terms**

- **Short Drive To Main Line Train Stations**
- **Minutes To Waterfront / Marina**
- **2 X Parking Spaces**
- **Optional Configuration**

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COMMERCIAL OPPORTUNITY IN BUSY HIGH STREET LOCATION IN THE BUSTLING WATERSIDE TOWN OF BRIGHTLINGSEA

Formerly occupied by a major bank, and offering extensive ground floor space this well positioned retail unit sits amongst an array of established independent retailers – including butchers, dress shops, bakers and eateries, to name but a few – This sizeable commercial building offers a host of opportunities and because of its position, has the benefit of a good level of passing footfall - Currently configured as a main banking hall with vault room, 2 x offices, 2 x store rooms, 2 x large toilet blocks, tea room all of which can be altered to suit – Flexible lease terms/options and offered at an attractive rental of £13,000 pa

KEYS AVAILABLE TO VIEW

The accommodation with approximate room sizes are as follows:

Front door

BANKING FLOOR

38' 9" x 28' 10" (11.80m x 8.78m)

Windows to front and sides, doors leading to: lobby

LOBBY

Leading to: vault, tea room, W.C, office 1 & 2, 2nd W.C, store room 1

VAULT

14' 2" x 12' 2" (4.31m x 3.71m)

Doors leading to: lobby

TEA ROOM

Doors leading to: lobby

1ST W.C

Windows to side, doors leading to: lobby

OFFICE 1

15' 5" x 11' 5" (4.70m x 3.48m)

Window to side, doors leading to: lobby

OFFICE 2

31' 11" x 15' 1" (9.72m x 4.59m)

Window to side and rear, doors leading to: 2nd store room, lobby

STORE ROOM 2

15' 9" x 8' 10" (4.80m x 2.69m)

Doors leading to: office 2

STORE ROOM 1

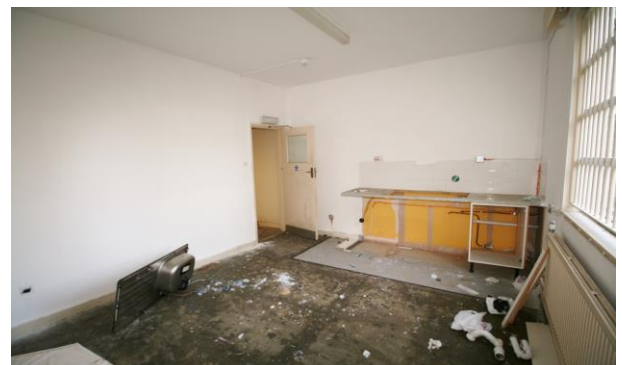
Doors leading to: lobby

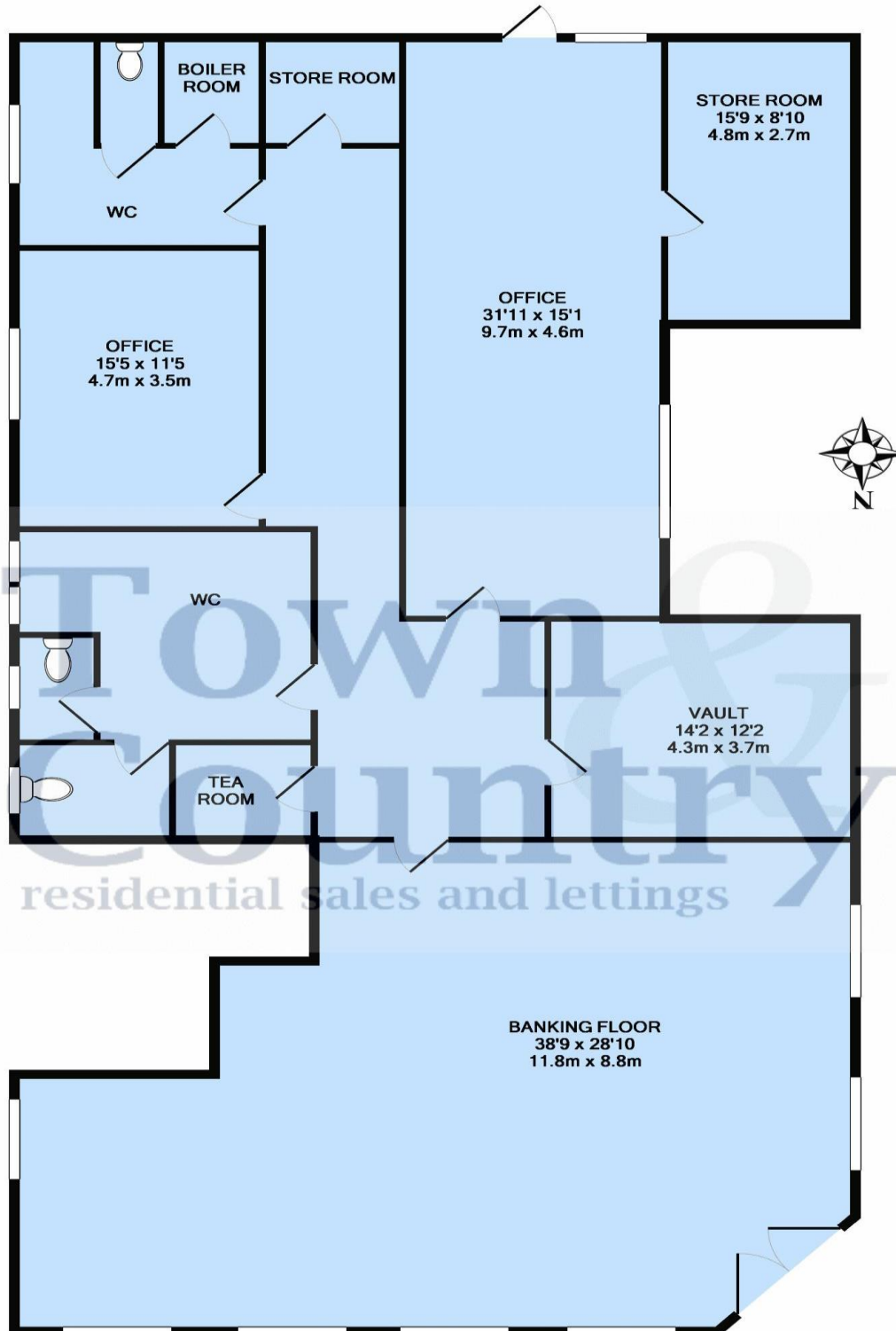
2ND W.C

Window to side, doors leading to: boiler room, lobby

BOILER ROOM

Doors leading to: W.C





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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