

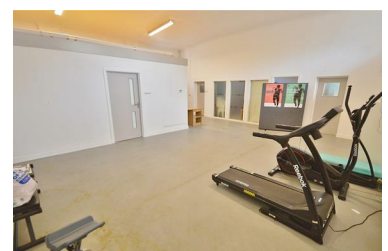


## Hayes Road Clacton on Sea, CO15 1TU

Situated in Clacton-on-Sea's town centre and within 500 yards of Clacton's mainline railway station, Sheen's are pleased to offer for sale this COMMERCIAL PREMISES, covering approximately 2,500sq ft. The property has current usage for a surgery and premises and currently offers numerous treatment rooms, storage, reception area, and waiting room, along with an office and kitchen.

Located very closer to the interchange of Hayes Road and Alexandra Road - a predominantly residential area with various commercial occupiers nearby. It is located 15 miles south east of Colchester, 40 miles east of Chelmsford, and 76 miles north east of London. The nearby mainline railway station at 500 yards provides a direct service to London. The building has been split up to provide a substantial main hall plus consulting rooms, office, kitchen, storage rooms and W/C facilities. There is forecourt car parking for 4 -5 vehicles. A viewing is highly recommended to appreciate the size, configuration and the potential on offer.

- Commercial Premises
- Measuring Approx. 2,500sq ft
- Multiple Offices / Treatment Rooms
- Storage Room
- Reception Area
- Waiting Room
- Kitchen and WC's
- Off Street Parking
- Proceedable Buyers Only
- EPC Rating E



**Price £351,000 Freehold**

## Accommodation Comprises

The accommodation comprises approximate room sizes:

Double glazed entrance door to;

### ENTRANCE HALLWAY

Window to reception area. Doors to;

### INNER LOBBY

Storage cupboard. Doors to;



### W.C'S

#### TOILETS

Urinal. Wall mounted hand wash basin. Further door to low level W.C.

#### DISABLED TOILETS

Wall mounted hand wash basin. W.C. Window to front. Radiator.

#### ADDITIONAL TOILETS

Pedestal wash hand basin. Two toilet cubicles. Windows to front and side. Radiator.



## WAITING ROOM

15'4 x 14' 6 (approx)

Service opening to Reception area. Doors to;



## OFFICE

24'2 x 8'5

Two windows to side. Window to front. Radiator. Door giving access to outside front. Open access to Reception.



## RECEPTION

Electric wall mounted heater (not tested). Window to front.



### ROOM ONE

10'9 x 10'1

Window to side. Air conditioning unit (not tested).



### ROOM TWO

12'7 x 10'1

Window to side. Air conditioning unit (not tested).



### ROOM THREE

9'3 x 8'1

Window to side. Air conditioning unit (not tested).



### ROOM FOUR

12' x 8'1

Window to side. Radiator.



## ROOM FIVE

15'5 x 12'7

High level window to side. Open access to storage.



## STORAGE

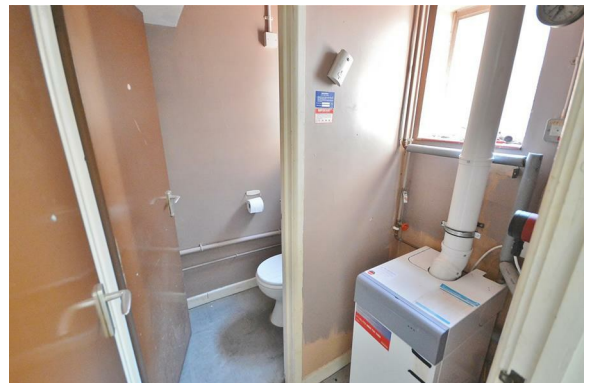
12' x 8'

Window to side. Door to;



## LOBBY

Floor standing gas boiler (not tested). Further door leading to;



## W.C

Low level W.C.

## KITCHEN

20'1 x 8'4

Two windows to side, Laminated rolled edge work surfaces with inset double drainer double bowl stainless steel sink unit. Wall mounted electric water heater. Selection of matching cupboards and drawers at both eye and floor level. Fire escape to rear.



## ROOM SIX

12'6 x 8'3

Radiator. Double glazed window to side.



## INNER LOBBY

34'2 max x 32'1 max reducing to 19'



## OUTSIDE FRONT

Hard standing front providing off street parking for numerous vehicles.

## LE 04/25

ANTI-MONEY LAUNDERING REGULATIONS 2017 - Prospective purchasers will be asked to produce photographic identification and proof of residence documentation once entering into negotiations for a property in order for us to comply with current Legislation.

REFERRAL FEES - Sheen's reserve the right to recommend additional services. Sheen's receive referral fees of between £50-£150 per transaction when using a suggested solicitor. 10% referral fee on a nominated Surveying Company. 10% referral fee on their nominated independent mortgage broker service. Clients have the right to use whomever they choose and are not bound to use Sheen's suggested providers.



### Material Information (Freehold Property)

Tenure: Freehold Rateable Value; £17,000

Any Additional Property Charges:

Services Connected: (Gas): (Electricity): Yes (Water): Mains (Sewerage Type): Mains drainage

Mobile Signal:

EE Likely Likely

Three Likely Likely

O2 Likely Likely

Vodafone Likely Likely

Broadband: Ultrafast up to 200mb

Non-Standard Property Features To Note: Business Rates will apply with the Rateable Value being £17,000

### Particular Disclaimer

These Particulars do not constitute part of an offer or contract. They should not be relied upon as a statement of fact and interested parties must verify their accuracy personally. All internal & some outside photographs are taken with a wide angle lens, therefore before arranging a viewing, room sizes should be taken into consideration.

### Draft Details

DRAFT DETAILS - NOT YET APPROVED BY VENDOR



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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## Selling properties... not promises

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**Sheen's**  
The Action Agents