

# 1 WELLESLEY ROAD CLACTON-ON-SEA CO15 3PP

## VACANT – FREEHOLD FORMER SCHOOL BUILDING WITH OFF STREET PARKING



**FLOOR AREA - 3,497 SQ FT - (324.9 SQ M)**

### **DESCRIPTION**

The available accommodation was used as a former school and care home and currently provides eight rooms, kitchen and 2x WCs on the ground floor, eleven room and a kitchen on the first floor and seven rooms, kitchen and 3x WCs on the third floor. The building also benefits from off street parking and a large private gated outside area.

### **LOCATION**

The building is situated on the corner of Wellesley Road and Pier Avenue, approximately 18 miles to the south-east of Colchester. The shops and amenities of Station Road are within close proximity. Clacton-on-Sea train station is within a 5 minute walk and provides services to London Liverpool Street which take approximately 90 minutes. Clacton beach is nearby to the property.



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## AMENITIES

- Off street parking
- Private outdoor area
- Freehold interest
- Site area approx. 0.077 hectares
- Walking distance to train station
- Split up into rooms
- Good natural light
- Fitted kitchens
- Private WC's

## QUOTING PRICE

£450,000, subject to contract for the freehold interest.

## VAT

The building is **not** elected for VAT.

## POSSESSION

Immediate

Viewings by arrangement through sole agent, Noble Harris:

### Jake Doffman

DDI : 020 7291 6144

Mobile : 079 0408 2118

Email : [jdoffman@nobleharris.co.uk](mailto:jdoffman@nobleharris.co.uk)

### Anthony Harris

DDI : 020 7291 6143

Mobile : 079 8099 1213

Email : [aharris@nobleharris.co.uk](mailto:aharris@nobleharris.co.uk)

### Carl Dobrin

DDI : 020 7291 6141

Mobile : 075 4507 7959

Email : [cdobrin@nobleharris.co.uk](mailto:cdobrin@nobleharris.co.uk)

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