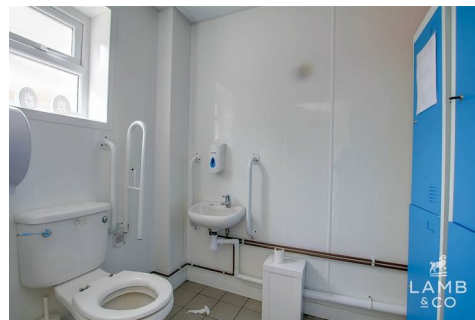




LAMB & CO

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Inspired by property, driven by passion.



HIGH STREET, CLACTON-ON-SEA, CO15 6PW

£16,000

Located on the High Street, this fully equipped hot food takeaway including self contained studio flat.
Available immediately on a minimum 5 year lease.

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

SHOP

47'3 x 13'10 reducing to 6'6 (14.40m x 4.22m reducing to 1.98m)

Approx 450 Sq Ft. Fryers not included.

WC

STUDIO FLAT

24'7 x 8'6 (7.49m x 2.59m)

Approx 200 Sq. Ft being arranged as a studio flat which is accessed via the shop.

STUDIO FLAT SHOWER ROOM

9'1 x 4'4 (2.77m x 1.32m)

CHARGES

Tenants will be liable to pay half of the buildings insurance approx £250-£300 pa.

AGENT NOTE

PLEASE NOTE - Although we have not tested any of the Gas/Electrical Fixtures & Fittings, we understand them to be in good working order, however it is up to any interested party to satisfy themselves of their condition before entering into any Legal Contract.

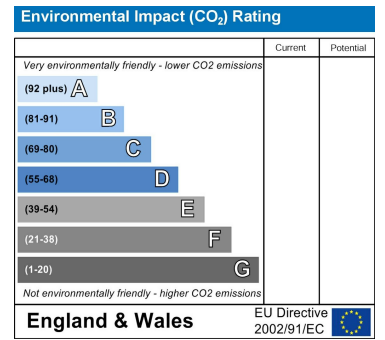
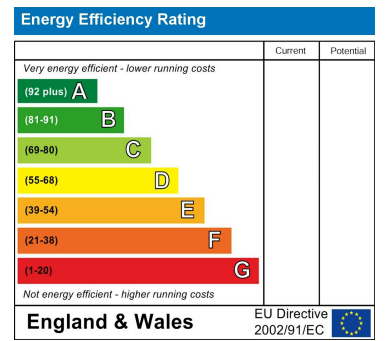
TERMS

- Minimum 5 year lease
- 2 Months Rent up front (£2666)
- Quarter Deposit (£4000)
- if change of business, up for discussion free rent
- Rent will be paid quarterly

Map



EPC Graphs



Floorplan

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.