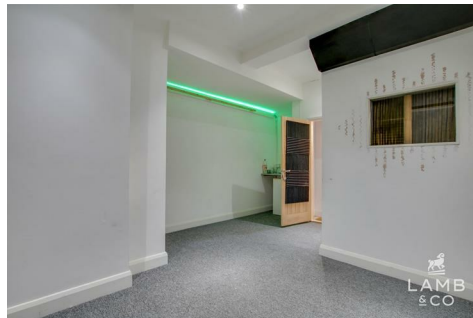




LAMB & CO

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OLD ROAD, CLACTON-ON-SEA, CO15 3SB OFFERS IN EXCESS OF £65,000

Occupying a main road position on the edge of Clacton-on-Sea close to the commercial centre of Great Clacton, this Freehold, detached commercial property. The property would suit a number of uses such as office/retail unit/coffee shop/takeaway (subject to obtaining any relevant consents). Formerly a public toilet block the property was refurbished in 2018.

- Freehold Commercial Property
- Individual Design
- 300 Sq Ft
- Great Clacton
- Main Road Position
- EPC- E

Main Area

WC

Agents Note Sales

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.

AML

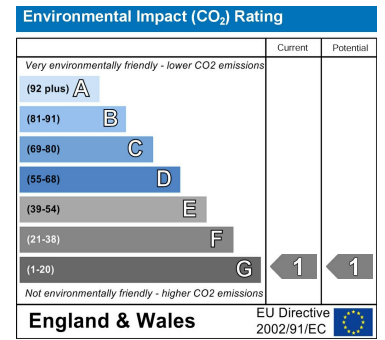
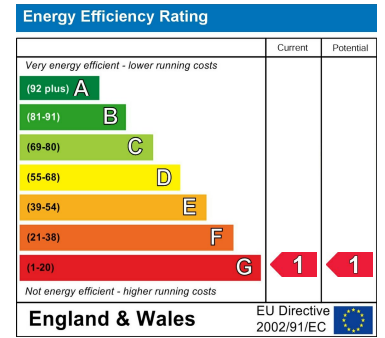
ANTI-MONEY LAUNDERING REGULATIONS 2017
- In order to comply with regulations, prospective purchasers will be asked to produce photographic identification and proof of residence documentation once entering into negotiations for a property.



Map

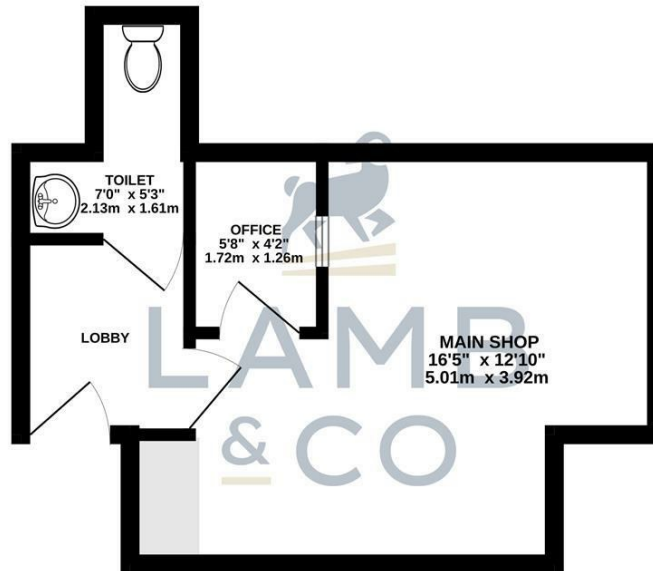


EPC Graphs



Floorplan

GROUND FLOOR
241 sq.ft. (22.4 sq.m.) approx.



TOTAL FLOOR AREA - 241 sq.ft. (22.4 sq.m.) approx.
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 for 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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