



**HIGH STREET, CLACTON-ON-SEA, CO15 6PW**  
**GUIDE PRICE £150,000**

**\*\* GUIDE PRICE £150,000 - £175,000 \*\*** A FREEHOLD investment (GROUND FLOOR ONLY) opportunity comprising the ground floor of this mid-terrace property, currently arranged as a fully equipped hot food takeaway plus self-contained studio flat. Potential yield of £16,000 PA.

- Freehold Investment
- Commercial Unit with Permission for Takeaway Use
- Self Contained Studio Flat Included
- Potential Yield £16,000 PA
- Close to Town Centre
- EPC G

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. 730 Sq Ft total.

### WC

### STUDIO FLAT

#### KITCHEN/LIVING/BEDROOM AREA

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

#### SHOWER ROOM

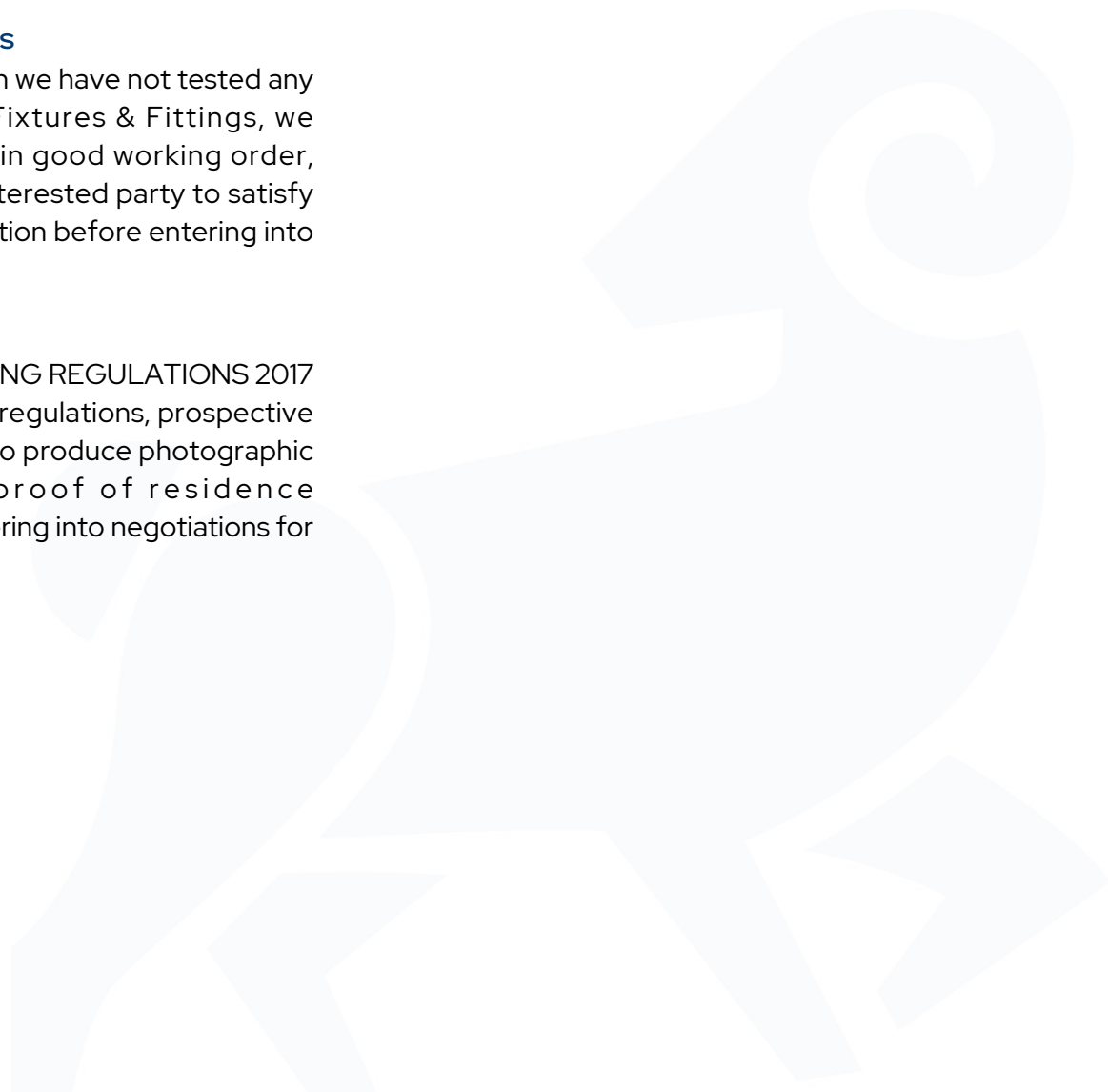
9'1 x 4'4 (2.77m x 1.32m)

### 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.

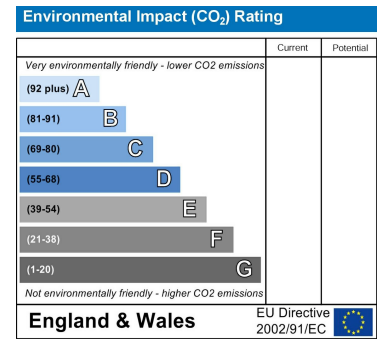
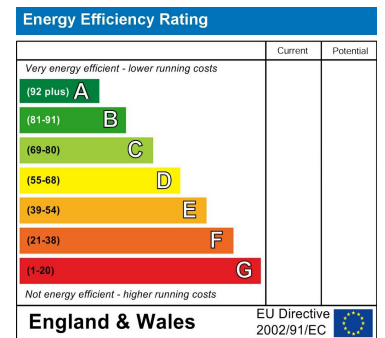


## Map



## Floorplan

## EPC Graphs



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.