



LAMB & CO

Clacton-on-Sea

52 Station Road
Clacton-on-Sea
Essex CO15 1SP

01255 422240

St Osyth

11 Clacton Road
St Osyth
Essex CO16 8PA

01255 820424

Thorpe-Le-Soken

High Street
Thorpe-Le-Soken
Essex CO16 0EA

01255 862332

Harwich

286 High Street
Harwich
Essex CO12 3PD

01255 442505



NORTH ROAD, CLACTON-ON-SEA, CO15 4DD

£12,500

A choice of two brand new commercial units in the centre of Great Clacton, adjacent retailers include Anytime Fitness and Dominos Pizza. Each unit is offered in shell condition ready for fit out and benefits from rear store room and WC. There is a large on-site customer car park to rear and the unit benefits from a shared rear loading area.

- Available Now
- Empty Shell
- 1150 Sq Ft + Shared WC Facilities + Storage
- Central Neighbourhood Hub
- Large Customer Car Park
- EPC- TBC

LOCATION

Located in the heart of Great Clacton village centre on North Road's busy junction with St Johns Road. Great Clacton is a densely populated residential area which lies approximately 1.5 miles North of the resort town of Clacton-on-Sea. Nearby retailers include; Anytime Fitness 24 hour gym, Dominos Pizza, Martin McColls Newsagent, St Helena's Hospice and a number of independent businesses.

DESCRIPTION

Forming part of this purpose built former Somerfield supermarket, which has, in recent years, been sub-divided to create multiple commercial units to the ground floor. There is a large surfaced car park to rear which also provides access to a shared rear loading area.

MAIN SPACE

Approx. 1,150 Sq Ft

WC

Partly tiled with grey tiles, white walls. Vinyl flooring. Low level WC. Wait level Sink basin. Shared with unit 2.

SHARED REAR AREA

Access to outside loading bay.

PLANNING

We are advised that the property benefits from use classes order E. There may be scope for a number of alternate uses subject to obtaining the relevant consent. Any enquiries should be made to Tendring District Council.

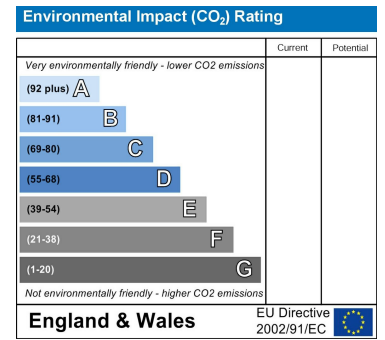
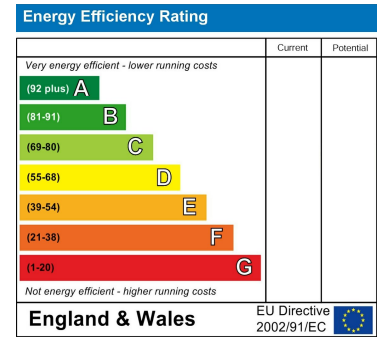
TERMS

- Rent £12,500 pa plus VAT (£15,000)
- One quarter deposit
- Service charge estimated £2950 pa
- Minimum term of 5 years

Map



EPC Graphs



Floorplan

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