



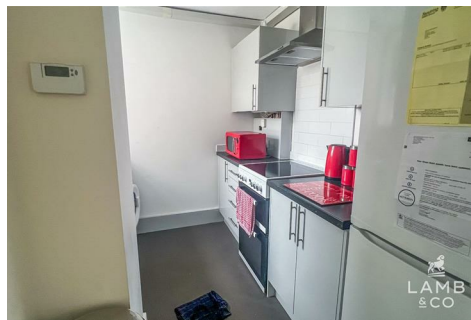
LAMB & CO

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COLNE ROAD, CLACTON-ON-SEA, CO15 1PY

GUIDE PRICE £450,000

A Freehold investment opportunity located in Clacton Town Centre, comprising three flats let on ASTs plus ground floor former social club. The ground floor previously had planning approved for conversion to two further flats and an office unit to front, planning reference 19/00932/FUL. The planning consent has now lapsed but we believe this could be reinstated.

- Freehold Investment
- Three Flats Let on AST's
- Ground Floor Former Social Club
- Previous Planning Approval for a further 2x flats and commercial unit
- Currently Producing £24,840 PA (with vacant ground floor)
- Potential Yield of £50,040 PA (STPP)



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GROUND FLOOR

FLAT 4

First Floor

One bedroom flat - 446 Sq Ft - let on an AST at £600 PCM

FLAT 5

First Floor

Two bedroom flat - 647 Sq Ft - let on an AST at £695 PCM

FLAT 6

Second Floor

Two bedroom flat with roof terrace - 688 Sq Ft - let on an AST at £775 PCM

OUTSIDE

The title includes a small forecourt to front providing potential off-road parking for 1/2 cars.

PLANNING

Planning was previously granted for conversion of ground floor to create one commercial unit and two additional flats under reference: 19/00932/FUL. Planning has now lapsed but we believe this could be reinstated.

Proposed accommodation -

Unit 1 - commercial unit - 679 Sq Ft - Potential rent £600 PCM

Unit 2 - two bedroom flat - 689 Sq Ft - Potential rent £750 PCM

Unit 3 - two bedroom flat - 662 Sq Ft - Potential rent £750 PCM

Potential to yield an additional £25,200 PA making a total potential yield from the building of £50,040 PA

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.

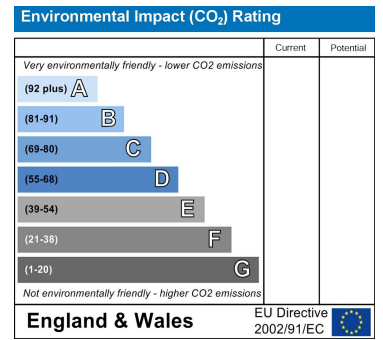
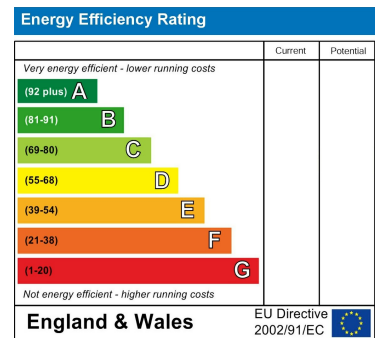
AML

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

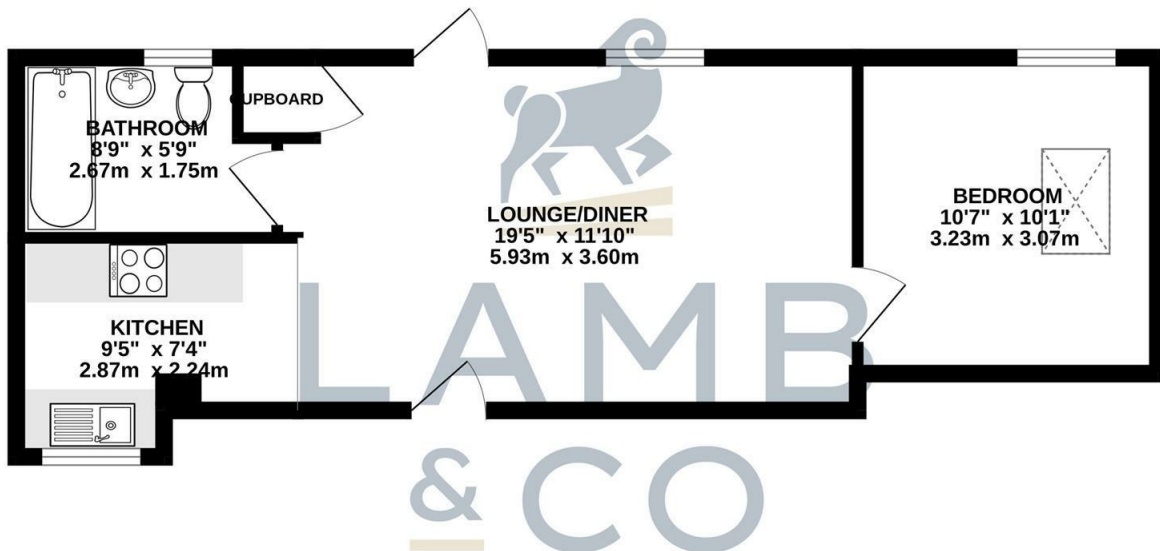


EPC Graphs



Floorplan

GROUND FLOOR
446 sq.ft. (41.4 sq.m.) approx.



TOTAL FLOOR AREA : 446 sq.ft. (41.4 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 by 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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