



LAMB & CO

**Clacton-on-Sea**

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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



**OLD ROAD, CLACTON-ON-SEA, CO15 3AU**

**PRICE £125,000**

A Freehold, investment opportunity located in a parade along one of the main roads towards Clacton's town centre. The ground floor shop is currently let with at £6,300 PA. The flat above is sold off on a Leasehold interest with approximately 62 years lease remaining.

- Freehold Investment
- Income - £6,360 PA
- Ground Floor Approx 770 Sq Ft
- Flat Lease Approx 62 Years
- Main Road Location
- EPC TBC



## DESCRIPTION

A Freehold investment comprising ground floor shop which is currently let at £6,300 PA until September 2025. The flat above is owned separately on a long Leasehold of 99 years from March 1987 and therefore has approximately 62 years remaining.

### SHOP

Approximately 770 Sq Ft plus rear yard which includes a disused storage shed. The property was rewired and the ceiling soundproofed/fireboarded approximately 5 years ago.

Rateable Value - £3,400 (currently qualifying for 100% Small Business Rate Relief)

Use - Use Class E (shops, offices, restaurants, cafes)

Lease - Currently let at £6,300 PA until September 2025

### FLAT

Self contained flat to first and second floors is sold off on a long Leasehold

Lease - 99 years from 17/03/1987. Approximately 62 years remaining

Ground Rent - £60 PA

There is a future opportunity to receive a premium for the extension of the lease.

### Additional Information

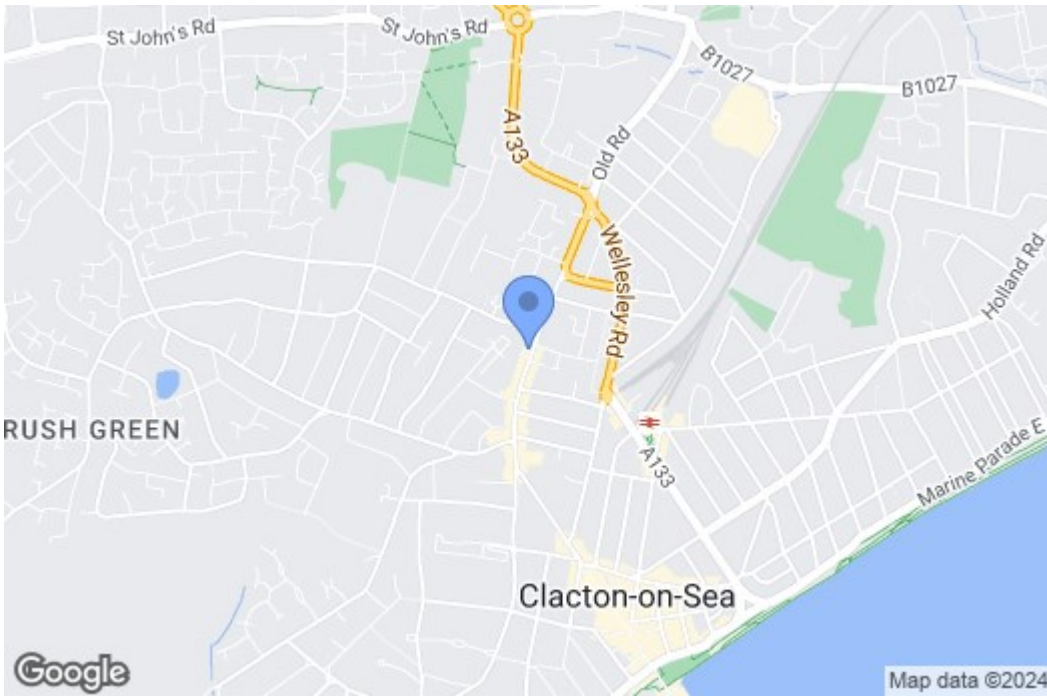
Services: We understand there is gas, electricity, mains water and mains drainage connected to the building

Photos: Internal photos shown were taken prior to current occupation and there has since been alterations and works carried out.

### AML

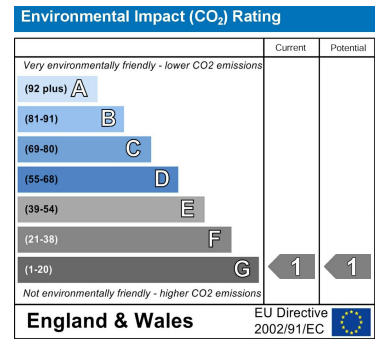
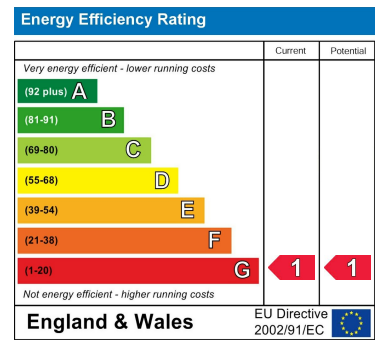
ANTI-MONEY LAUNDERING REGULATIONS 2017 - In order to comply with regulations, prospective purchasers will be asked to produce photographic identification and proof of residence documentation once entering into negotiations for a property.

## 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.