



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



**HIGH STREET, HARWICH, CO12 3PD**

**PRICE £250,000**

A Freehold mixed use commercial property on Harwich High Street comprising ground floor shop/office with self contained flat above. The ground floor offers approximately 890 Sq ft comprising; open plan office, meeting room, kitchen and WC. The office benefits from being recently refurbished throughout and the opportunity to achieve a rental income of £750pcm. To the first floor is a two bedroom flat currently let, producing £725pcm.

- High Street Shop & Flat
- Recently Refurbished Office
- Potential Income - £17,700 PA
- Air Conditioning
- Available Immediately
- EPC D (Shop) E (Flat)



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## GROUND FLOOR SHOP/OFFICE

Currently vacant with potential to achieve £750pcm. Approx. 890 Sq Ft.

## MAIN OFFICE

## MEETING ROOM/OFFICE

## INNER HALL

## KITCHEN



## WC

## BUSINESS RATES

Rateable value - £6,3000 giving rates payable of £3,143.70.

Ingoing Tenant may qualify for 100% rate relief subject to meeting eligibility criteria.

## FIRST FLOOR FLAT

Currently let on a periodic AST at £725pcm. We can confirm there are no arrears.

## KITCHEN

## BATHROOM



## BEDROOM



## BEDROOM



## LOUNGE



## Additional Information

Council Tax Band: A

Heating: Gas central heating (Flat)  
Seller's Position: No onward chain  
Garden Facing: North

### **Agents Note Sales**

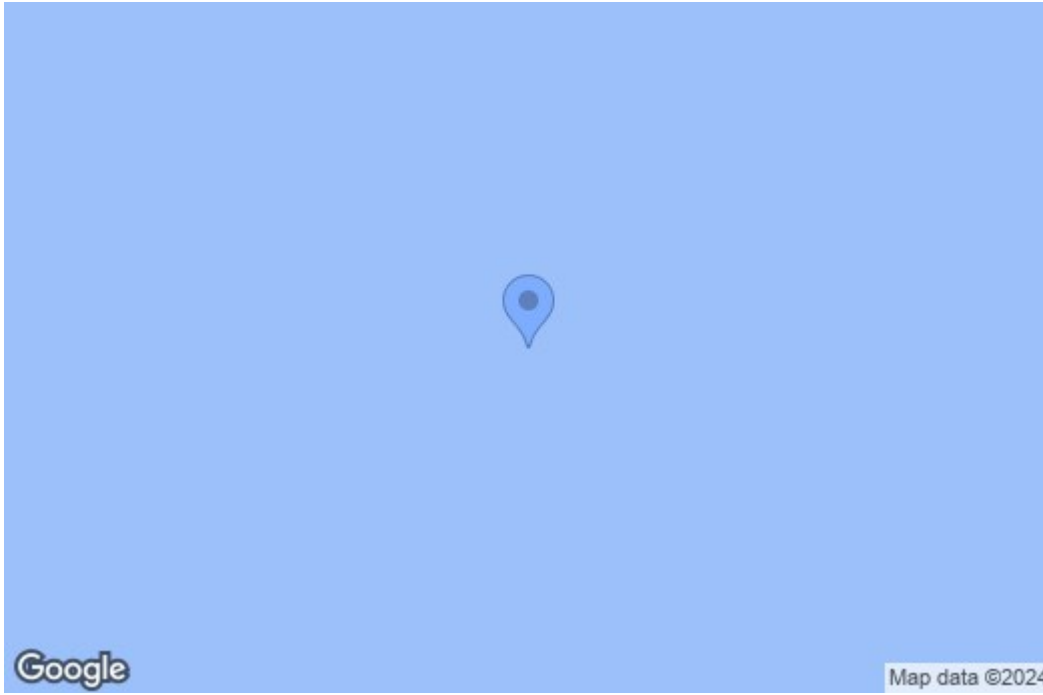
PLEASE NOTE - Although we have not tested any of the Gas/Electrical Fixtures & Fittings, we understand them to be in good working order, however it is up to any interested party to satisfy themselves of their condition before entering into any Legal Contract.

### **AML**

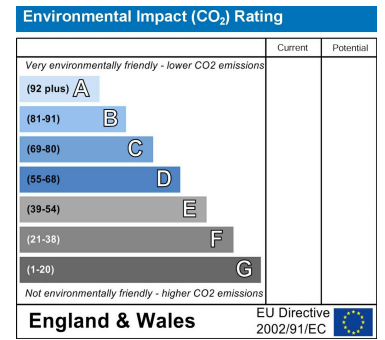
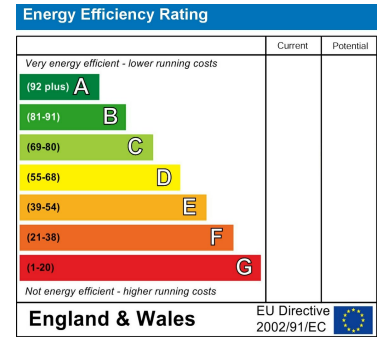
ANTI-MONEY LAUNDERING REGULATIONS 2017  
- In order to comply with regulations, prospective purchasers will be asked to produce photographic identification and proof of residence documentation once entering into negotiations for a property.



## Map



## EPC Graphs



## Floorplan



TOTAL FLOOR AREA: 889 sq.ft. (82.6 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 in conjunction with 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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