



STATION ROAD, CLACTON-ON-SEA, CO15 1SP OFFERS IN EXCESS OF £285,000

An opportunity to acquire this detached, Freehold commercial property located in a prime Town Centre location in Clacton-on-Sea. The building is currently let at £24,000 PA with approximately 3.5 years remaining.

- Freehold Commercial Property
- Producing £24,000 PA
- Potential For Additional Storey (STPP)
- Approx. 2,764 Sq Ft
- Let Until October 2027
- EPC D

DESCRIPTION

A detached two storey building located in a prominent position along Station Road in Clacton's Town Centre. The property comprises extensive ground floor retail premises of approximately 1,560 Sq Ft. The first floor is currently used as storage but was formerly a self contained flat. There is a small yard to the rear.

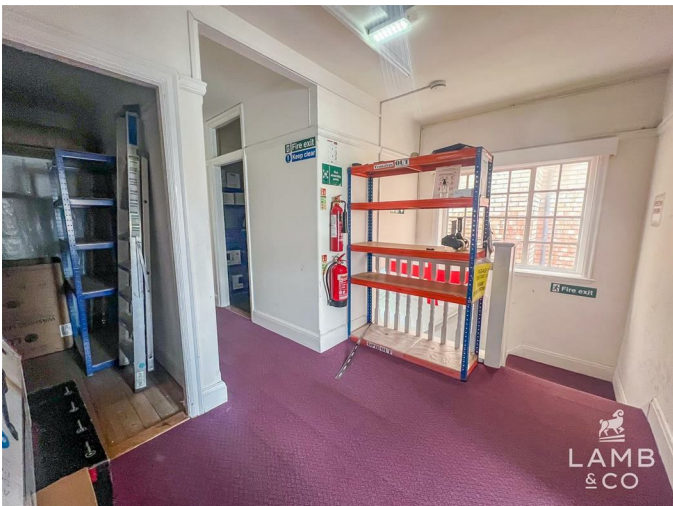
MAIN SHOP



KITCHEN

FIRST FLOOR

LANDING



OFFICE

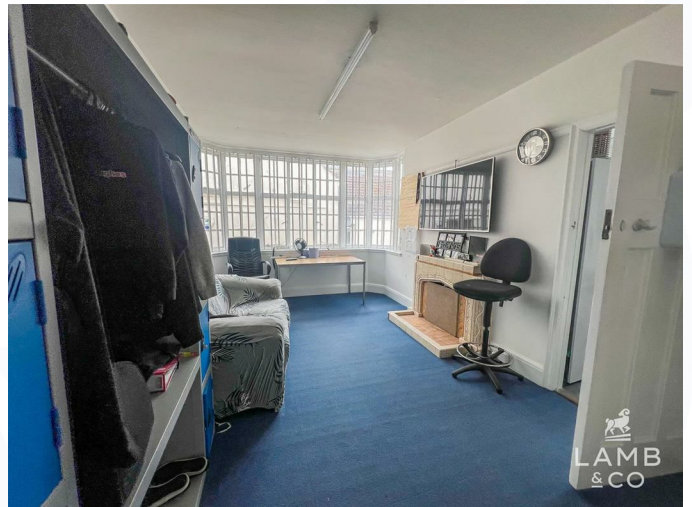


STORE

STORE

STORE

STAFF ROOM



KITCHEN



BUSINESS RATES

Current Rateable Value - £23,250 giving approximate Business Rates payable of £11,601.75. Any enquiries should be directed to local authority Tendring District Council.

SERVICES

We understand mains electricity, gas, drainage and water are connected to the property.

WC

STORE

STORE

STORE

FRONT



LEASE

The property is let on the balance of a 10 year lease to Hughes Electrical Limited from October 2017. Current rent payable - £24,000 PA.

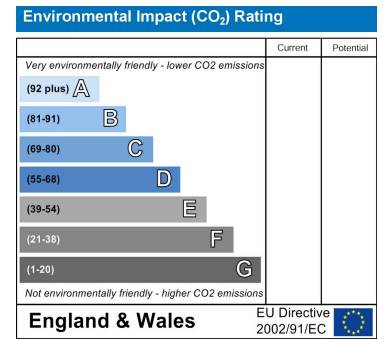
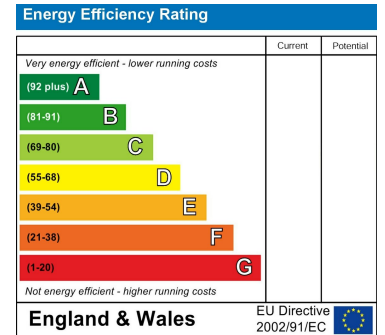
PLANNING

The property appears in the VOA Ratings List under 'Shop & Premises' falling under Use Class E.

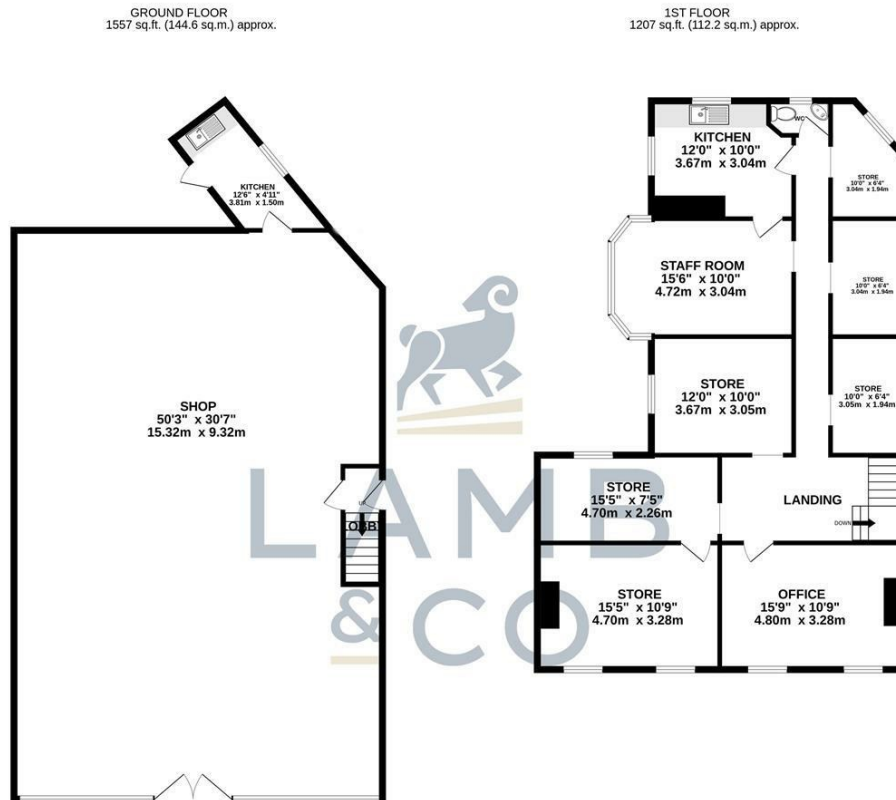
Map



EPC Graphs



Floorplan



TOTAL FLOOR AREA: 2764 sq.ft. (256.9 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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