



LAMB & CO

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ROSEMARY ROAD, CLACTON-ON-SEA, CO15 1NZ PRICE £200,000

A unique opportunity to purchase an established business with Freehold property. The Freehold includes ground floor shop unit and former studio flat to rear (requiring complete refurbishment), the adjacent shop and flats above have been sold off on long leases but generate a combined ground rent of £250 per year. The business has been trading as a 'Pie & Mash shop' for many years and is currently the only one in Clacton-on-Sea, the sale includes all equipment and furniture, making it an ideal, turnkey business venture.

- Freehold Property
- Turnkey Opportunity
- Includes Potential Studio Flat
- Plus Established Pie & Mash Shop Business
- Long Established Business
- Ground Rent Income £250 PA
- All Equipment Included
- EPC TBC



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FREEHOLD

As previously mentioned the Freehold includes one ground floor shop and a former studio flat accessed via side alley which is currently uninhabitable and will require full renovation. The adjacent shop and three flats to first, second and third floors have been sold off on long Leasehold (999 years) generating Ground Rents of; £100 PA (shop), £50 PA (per flat). Full lease details available upon request.

THE SHOP

Measuring approximately 977 Sq Ft in total the shop comprises; open seating area to front, serving area with additional seating to side, walk-in store, fully equipped kitchen, prep room, inner lobby and WC. There are four CCTV cameras and shutters to the shop front.

THE BUSINESS

Operated by the current owners for the past 17 years and established for many years prior to that, this is an opportunity to acquire a well respected business with room to expand by offering deliveries, extended opening hours etc. A detailed inventory of fixtures and fittings is available upon request.

FINANCIALS

Interested parties will be required to arrange a viewing prior to receiving any financial information and may be asked to sign a Non-Disclosure Agreement.

REASON FOR SALE

Retirement.

BUSINESS RATES

The shop has a current Rateable Value of £6,500 qualifying for 100% Small Business Rate Relief subject to the occupier meeting eligibility criteria. Any enquiries should be directed to Tendring District Council.

Agents Note Sales

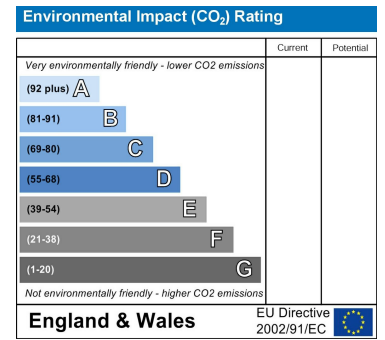
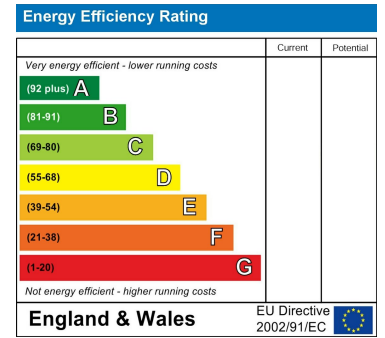
PLEASE NOTE - Although we have not tested any

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.

Map



EPC Graphs



Floorplan

GROUND FLOOR
977 sq ft. (90.8 sq.m.) approx.



TOTAL FLOOR AREA: 977 sq ft. (90.8 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 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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