



LAMB & CO

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HIGH STREET, CLACTON-ON-SEA, CO15 1NU GUIDE PRICE £1,800,000

**** GUIDE PRICE £1,800,000 - £2,000,000 **** A unique opportunity to acquire this former supermarket, on an overall site of approximately an acre and comprising in excess of 30,000 Sq ft of floor area across ground, first and second floor levels. The property offers extensive frontage along the High Street and vehicular access via Carnarvon Road. Sitting on a site of approximately 1 acre, the property offers scope for potential redevelopment for a mixed use commercial/residential scheme.

- Former Supermarket Site
- Potential for Redevelopment
- 30,835 Sq Ft
- Town Centre
- 0.96 Acre Site
- EPC D



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DESCRIPTION

The property comprises a two storey building extending to 30,835 sq ft, providing ground floor retail accommodation with ancillary on the first and second floors. The store is rectangular in shape and benefits from a large service yard and separate staff parking. The site lies immediately adjacent to a 300 space car park owned by Tendring District Council.

ACCOMMODATION

Ground - Retail - 18,607 Sq Ft

First - Ancillary - 11,457 Sq Ft

Second - Ancillary - 771 Sq Ft

(eaves height approx. 15' increasing to 25' max)

VAT

The property is elected for VAT.

PLANNING

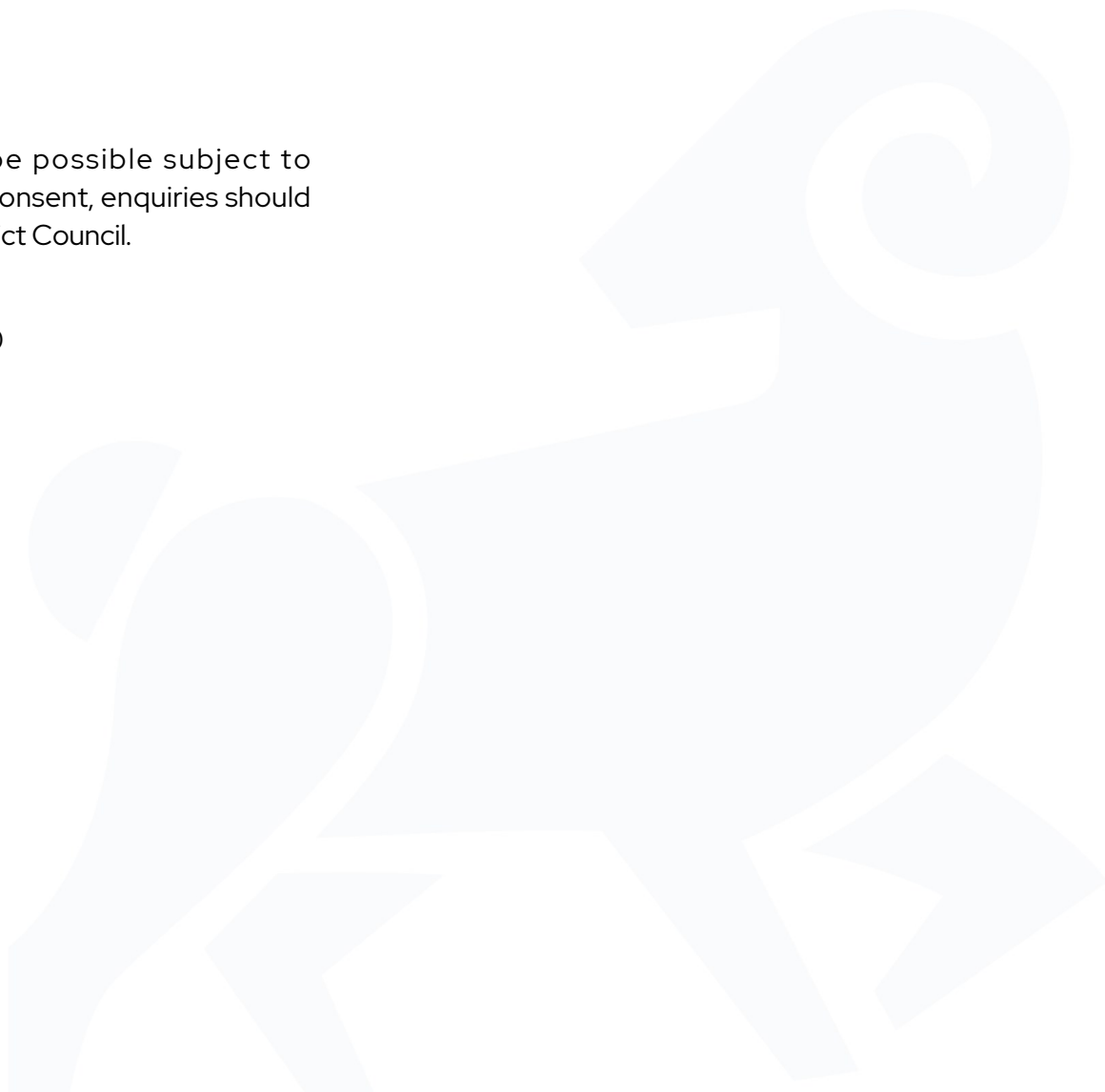
Class E(a)

Alternative uses may be possible subject to obtaining the necessary consent, enquiries should be made to Tendring District Council.

BUSINESS RATES

Rateable value - £287,500

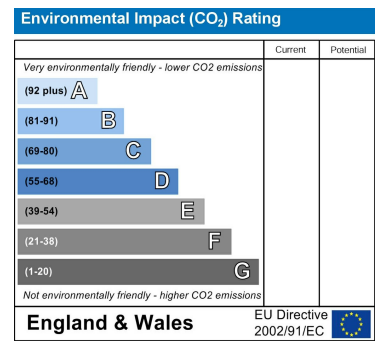
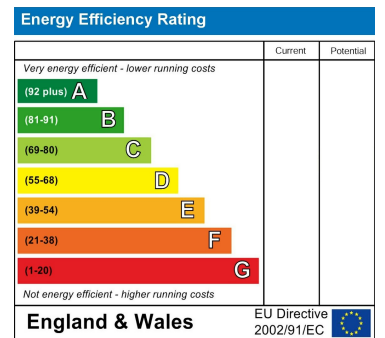
Rates Payable - £156,975



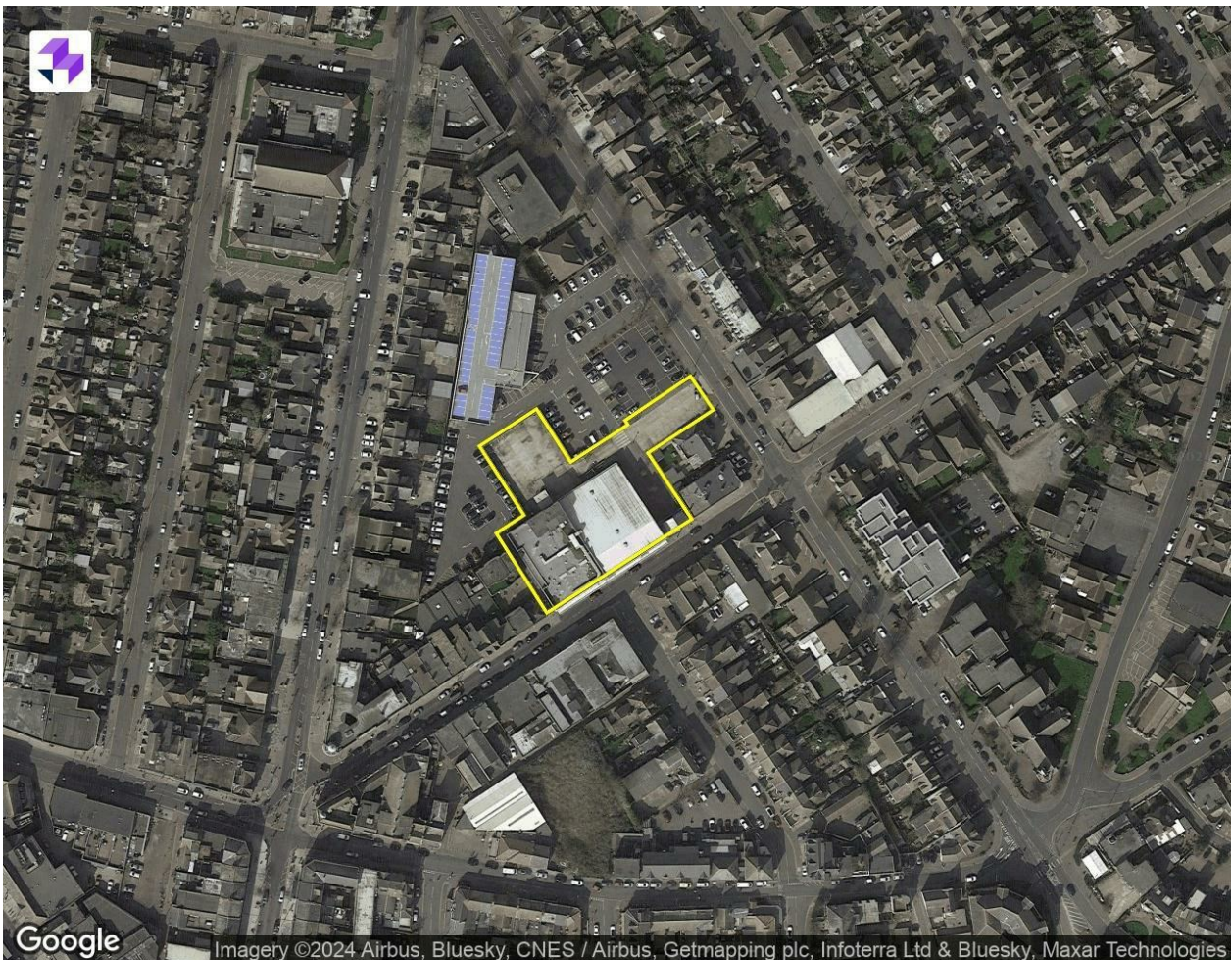
Map



EPC Graphs



Floorplan



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