



OLD ROAD, CLACTON-ON-SEA, CO15 3RG
PRICE £75,000

Occupying a main road position on the edge of Clacton-on-Sea close to the commercial centre of Great Clacton, this Freehold, Semi detached commercial property. The property would suit a number of uses such as office/retail unit/coffee shop/takeaway (subject to obtaining any relevant consents). Currently being used as a Hair Salon.

- Close to Great Clacton Village
- Plenty of Usage Options
- Freehold Commercial Unit
- 337 Sq Ft
- Main Road Position
- EPC-TBC

OUTSIDE

SALON AREA

18'5" x 14' (5.61m x 4.27m)

KITCHEN

10'x9'5" (3.05mx2.87m)

WC

4'10" x 3'2" (1.47m x 0.97m)

Additional Info

Council Tax Band: N/A

Heating: Electric

Services: Mains Water/ Electric

Broadband:

Mobile Coverage:

Construction: Conventional

Restrictions: None

Rights & Easements: N/A

Flood Risk :N/A

Additional Charges: N/A

Seller's Position: No onward chain

Garden Facing: N/A

Agents Note Sales

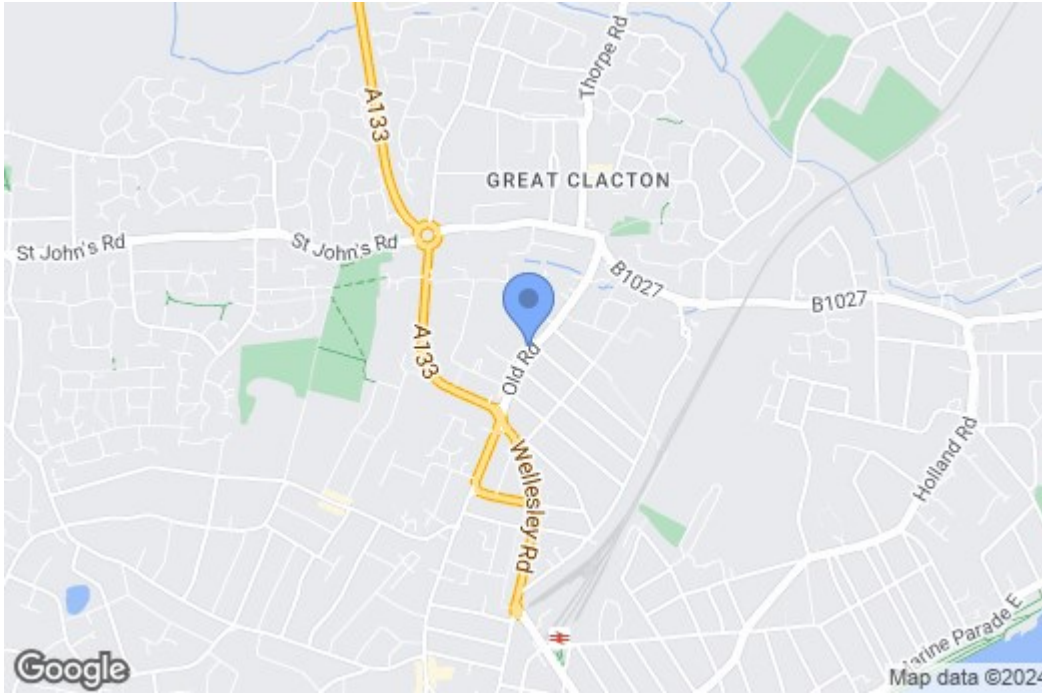
PLEASE NOTE - Although we have not tested any of the Gas/Electrical Fixtures & Fittings, we understand them to be in good working order, however it is up to any interested party to satisfy themselves of their condition before entering into any Legal Contract.

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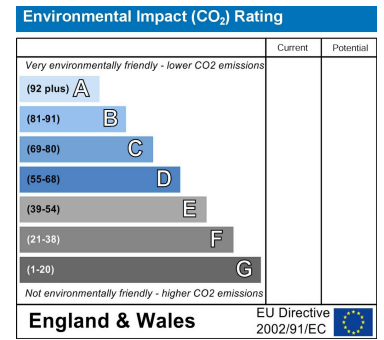
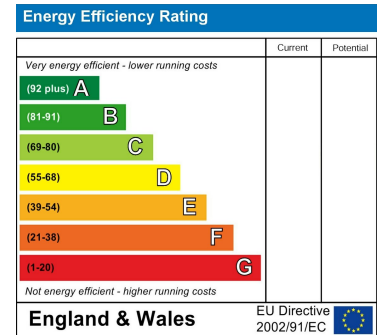
ANTI-MONEY LAUNDERING REGULATIONS 2017

- 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.

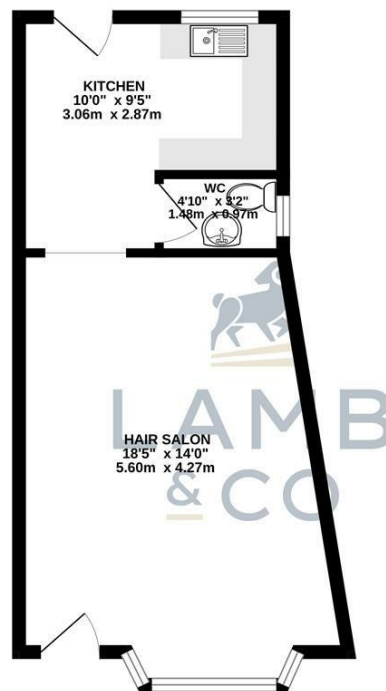
Map



EPC Graphs



Floorplan



TOTAL FLOOR AREA: 337 sq.ft. (31.3 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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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.