



LAMB & CO

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Inspired by property, driven by passion.



STATION ROAD, CLACTON-ON-SEA, CO15 1SX

£1,200

Located in the Town Centre along a prime stretch of Station Road, this ground floor lock up shop. Previously used and currently kitted out as a butchers but alternative uses will also be considered.

- Lock Up Shop
- Equipment Available
- Prime Town Centre Location
- Available Immediately
- 606 Sq Ft
- EPC D

Main Area



Approx 432.78 Sqft. Vinyl flooring. Fully tiled walls. Air con. Electric shutter to front of the building.

What can be included- Price to be discussed:

- Serve Over (Counter) - fully functional
- Turbo Vac Machine
- Metal free standing units, 3 large 3 medium (Suitable for cutting meat)
- Display meat trays

Prep Room/Out Back



Approx 173.09 Sqft. Fully tiled floor. Metal panelling on the walls. Stainless steel sink unit x2. Gas boiler. Air con. Access to walk in fridge which is approx 26 ft.

What can be included- Price to be discussed

- Butcher equipment
- Band Saw
- Sausage Filler
- Kolbe Mincer
- Small free standing mental unit
- 1 Large meat cutting table

Outside Yard



Parking to be discussed, would be accessible by Colne Road. Outside private WC. Access to walk in freezer approx 26 ft.

Terms

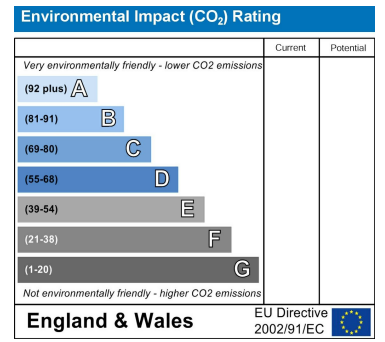
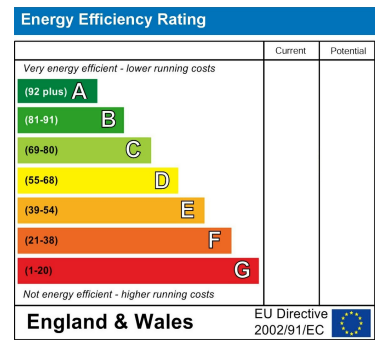
- 3 months rent up front (£3600)
- 3 months deposit (£3600)
- Minimum of 3 year lease (Negatable)
- Might need a solicitor depending on the type of lease
- If change of business to be discussed
- Check with council what rates you might have to pay

Map



Floorplan

EPC Graphs



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