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Sheen's
The *Action* Agents

Old Road
Clacton-on-Sea, CO15 3AU

Positioned on this main road position in the charming Essex coastal town of Clacton-On-Sea, this unique property presents an exceptional investment opportunity. Comprising TWO COMMERCIAL SHOP UNITS on the ground floor, this versatile space is ideal for entrepreneurs looking to establish a business in a bustling area. Above the shops, you will find a SPACIOUS THREE BEDROOM FLAT with ATTIC ROOM. Additionally, a double space GARAGE/WORKSHOP is included, offering further storage or potential for additional use. With No Onward Chain, this property is ready for immediate occupation or rental, making it an attractive proposition for both investors and those seeking a new home. The combination of commercial and residential elements makes this property a rare find in the area. An early viewing is advised to appreciate the accommodation on offer.

- Mixed Commercial & Residential Investment Opportunity
- Two Main Road Shop Units
- Three Bedroom First Floor Accommodation With Attic Room
- Double Garage/Workshop
- Double Glazed Windows
- Part Gas Central Heating (n/t)
- Landscaped Rear Garden
- Viewing Strongly Advised
- No Onward Chain
- EPC Rating E & Council Tax B

Price £254,000 Freehold

Accommodation Comprises

The accommodation comprises approximate room sizes:

SHOP UNIT ONE

SHOP FRONTAGE

19'10

The shop unit comprises double glazed shop frontage with central double glazed entrance door to front shop unit.

FRONT SHOP UNIT

29'1 x 19'10 narrowing to 9'1

Shop unit was previously fitted out as a hairdressers with array of work surfaces. Storage cupboard. Internal door leading to inner hallway and Shop Unit Two. Open access to:

REAR SHOP SPACE

13'8 max x 13' narrowing to 9'7

Fitted sink unit with storage under. Mix of storage cabinets and wall mounted units. This part was also fitted out as a hairdressers with Two hair dressing sinks. Double glazed window to side. Double glazed door to:

UTILITY ROOM

9'8 x 9'7

Space and plumbing for washing machine. Under counter fridge space. Laminated work surface. Wall mounted units. Double glazed window and door to garden space. Part glazed wooden entrance door to kitchen area.

KITCHEN AREA

Floor standing gas boiler (not tested). Laminated work tops with cupboards and drawers below. Circular stainless steel sink unit with mixer tap. Internal glazed window to utility room. Multi panelled glazed door to inner hallway and further door to lobby (shop unit Two).

INNER HALLWAY

8'5 x 6'2

Stair flight to first floor living accommodation. Further door to lobby leading to utility room of shop unit One.

SHOP UNIT TWO

SHOP FRONT

16'11 Shop Front with double glazed window and entrance door to shop unit.

FRONT SHOP UNIT TWO

16'11 x 11'

Open access to kitchen area.

RESIDENTIAL ACCOMODATION

ENTRANCE HALLWAY

Doors to:

LOUNGE

14'9 x 11'5

Mock beams. Two radiators. Feature fireplace with inset gas fire. Double glazed window to front.

KITCHEN DINER

10'9 x 10'3

Fitted with a range of Sage pine effect panel fronted units comprising laminated rolled edge work surfaces with cupboards and drawers below. Range of matching wall mounted units. Inset single drainer stainless steel sink unit. Inset high level double electric oven. Inset four ring ceramic hob with extractor fan above. Under counter fridge and freezer spaces. Tiled splashbacks. Radiator. Double glazed window to rear.

BEDROOM ONE

10'10 x 10'2

Radiator. Double glazed window to front. Arch way to dressing room.

DRESSING ROOM

7'1 x 5'10

Fitted storage cabinets with dress units with central sink unit. Tiled splashbacks.

BEDROOM TWO

10'11 into wardrobes 10'8

Radiator. Double glazed window to front.

BATHROOM

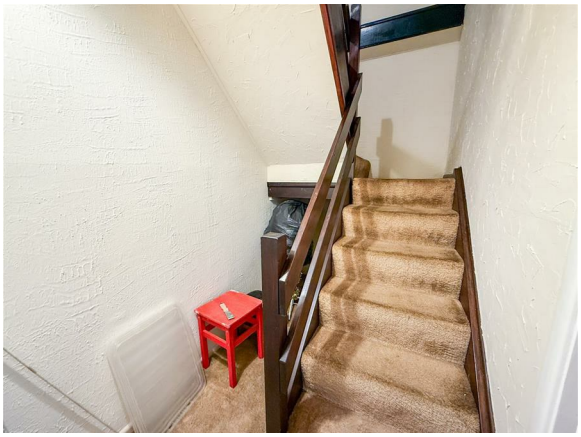
9'2 narrowing to 6'1 x 8'10

Fitted with a three piece white suite comprising corner jacuzzi panelled bath. Vanity wash hand basin with cupboards below. Low level W.C. Fully tiled walls. Tiled effect flooring. Built in double airing cupboard. Two double glazed windows to rear.

INNER LANDING

9'1 x 5'

Returning stair flight to attic room. Door to Bedroom Three.



BEDROOM THREE

9'1 x 6'5

Radiator. Double glazed window to side.

ATTIC ROOM

20'2 max narrowing to 10'5 x 23' narrowing to 7'9

T shaped attic room. Sloping ceilings. Built in Eves storage. Double glazed window to side.

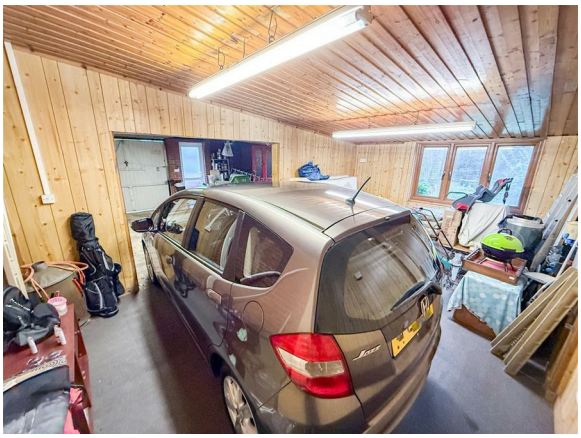
OUTSIDE FRONT

The property has shared access driveway to the side which leads to detached double garage unit with single up and over access door.

DOUBLE GARAGE/WORKSHOP

Garage part One is 19'4 x 15'2. Garage part Two is 19'3 x 12'3. Power and light connected. Glazed window to garden. Part glazed wooden entrance door from garden.

INSIDE VIEW OF GARAGE/WORKSHOP



OUTSIDE REAR

Landscaped rear garden which has raised brick flower beds and ornamental fish ponds. Additional circular block paved patio area enclosed by circular raised flower beds. Part enclosed by brick wall and panelled fencing. Additional door leads to cupboard. Side access leading to the access for Empire Mews.

ALTERNATE VIEW OF GARDEN

KITCHEN AREA

Laminated work tops with inset single drainer stainless steel sink unit with mixer tap. Range of matching wall mounted open units. Internal door way leading through to Shop unit One. Further door to inner hallway with door to ground floor W.C.

GROUND FLOOR W.C.

Fitted with a white suite comprising low level W.C. Double glazed window to rear.

Material Information (Freehold Property)

Tenure:
Council Tax: Tendring District Council; Council Tax Band B; Payable 2026/2027 £1731.31 Per Annum

Any Additional Property Charges:

Services Connected: (Gas): (Electricity): (Water): (Sewerage Type): (Telephone, Broadband & Mobile Coverage): For Current Correct Information Please Visit: https://www.ofcom.org.uk/mobile-coverage-checker

Non-Standard Property Features To Note: Please note that the shop unit and living accommodation above have separate connection for electricity, but the hot water is between the larger shop unit and the living accommodation is shared as the previous occupier used the larger shop unit and living accommodation for themselves.

JE 01/26

MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS (INFORMATION OF THE PAYER) REGULATIONS 2017 - When agreeing a purchase, prospective purchasers will be asked to undertake Identification checks including producing photographic identification and proof of residence documentation along with source of funds information. There will be an ADMIN CHARGE of £24 inclusive of VAT for a single applicant and £36 inclusive of VAT total for multiple applicants via a third party company who undertake our Anti Money Laundering checks.

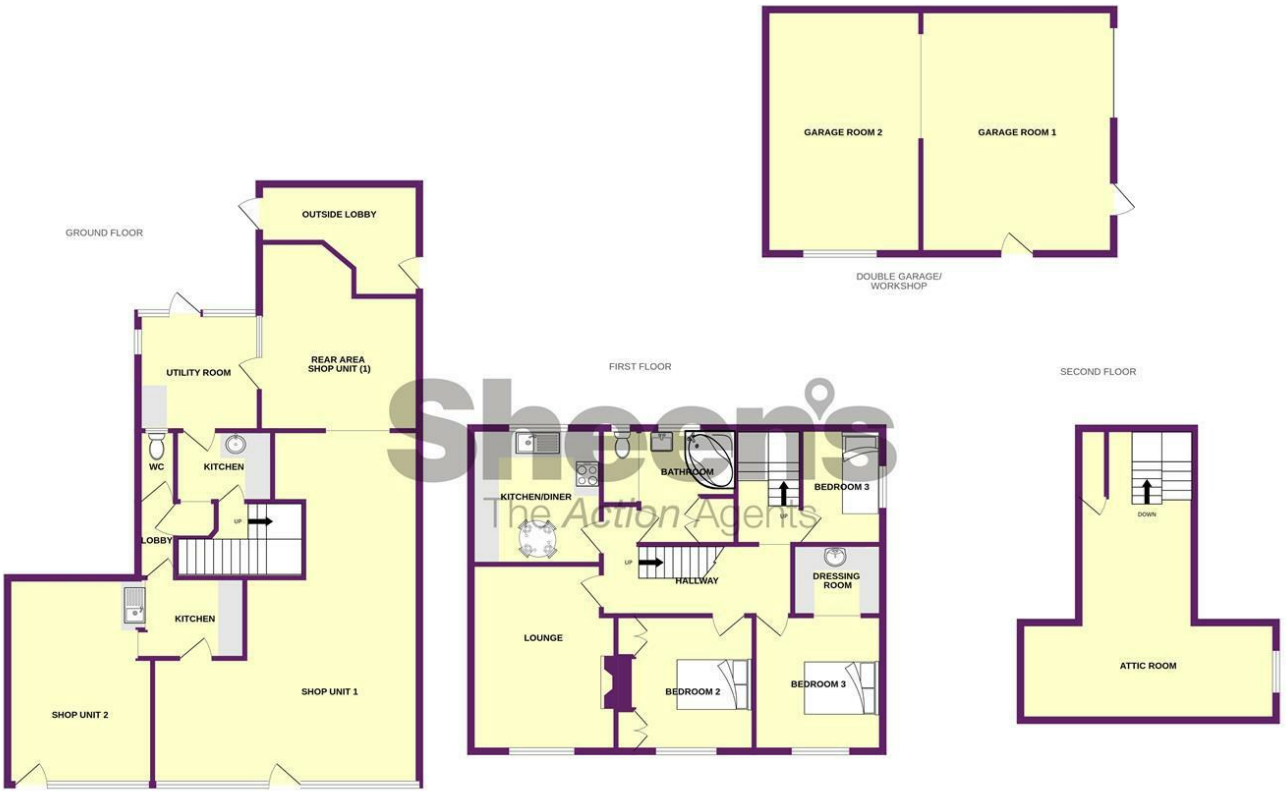
REFERRAL FEES - You will find a list of any/all referral fees we may receive on our website www.sheens.co.uk.

Particular Disclaimer

These Particulars do not constitute part of an offer or contract. They should not be relied upon as a statement of fact and interested parties must verify their accuracy personally. All internal & some outside photographs are taken with a wide angle lens, therefore before arranging a viewing, room sizes should be taken into consideration.

AGENTS NOTE - (Possesory Title)

Please note the property is being sold with Possessory Title and that the sellers conveyancers will normally offer an Indemnity Policy. This should always be looked at by your legal representative who can advise you further.



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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Selling properties... not promises

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