



## OLD ROAD, CLACTON-ON-SEA, CO15 3AU PRICE £254,000

Ideally located on the outskirts of Clacton town centre, this Freehold, mixed use investment opportunity, offered with vacant possession and potential to reconfigure subject to obtaining any necessary consent.

The building currently comprises two ground floor shops and a three bedroom self contained flat with additional loft room. After refurbishment, we anticipate a combined rental income of £27,000 PA.

- Freehold Investment Opportunity
- Close To Town Centre
- Scope For Alternate Use/Redevelopment (STPP)
- 2x Shops + 3 Bed Flat
- Large Garage/Store Room
- Potential Rental Income of £27,000+ PA
- Vacant & Chain Free
- EPCE - CEPC C
- 2,740 Sq Ft

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

#### SHOP UNIT 1

Anticipated Rent - £400 PCM / £4,800 PA

#### BUSINESS RATES

The property appears in the VOA Ratings List as 'Shop and premises' with a Rateable Value of £2,650 (From April 2026), giving approximate Rates Payable of £1,322.35. The rate payer should qualify for partial Small Business Rates Relief (subject to meeting eligibility criteria).

#### RETAIL AREA

17'0" x 11'0" (5.18m x 3.35m)

#### SHOP UNIT 2

Anticipated Rent - £850 PCM / £10,200 PA

#### BUSINESS RATES

The property appears in the VOA Ratings List as 'Shop and premises' with a Rateable Value of £5,100 (From April 2026), giving approximate Rates Payable of £2,544.90. The rate payer should qualify for partial Small Business Rates Relief (subject to meeting eligibility criteria).

#### FRONT SHOP AREA

29'2" x 20'0" (8.89m x 6.10m )

#### REAR SHOP AREA

#### LOBBY

9'9" x 8'7" (2.97m x 2.62m )

#### UTILITY ROOM

7'4" x 5'9" (2.24m x 1.75m )

#### KITCHEN

6'8" x 6'3" (2.03m x 1.91m )

#### W/C

#### GARAGE/STORE ROOM

28'8" x 19'10" (8.74m x 6.05m )

#### FLAT

Anticipated Rent - £1,000 PCM / £12,000 PA

#### LANDING

#### BATHROOM

9'5" x 9'0" (2.87m x 2.74m )

#### KITCHEN (FLAT)

11'3" x 10'9" (3.43m x 3.28m )

#### LOUNGE

14'5" x 11'5" (4.39m x 3.48m )

#### BEDROOM TWO

10'8" x 9'8" (3.25m x 2.95m )

#### BEDROOM ONE

11'0" x 10'2" (3.35m x 3.10m )

#### BEDROOM THREE

9'1" x 6'5" (2.77m x 1.96m )

#### LANDING

#### LOFT ROOM

23'0" x 20'2" (7.01m x 6.15m )

#### OUTSIDE FRONT

#### OUTSIDE REAR

#### AML

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.

#### 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.

## Agents Note Sales 2

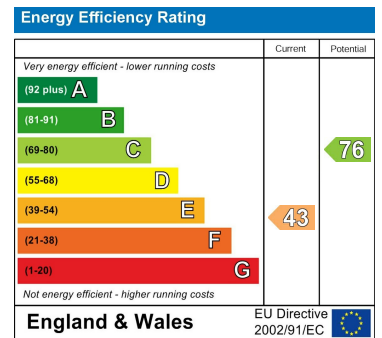
(Possessory title) - Please note the property is being sold with Possessory title.



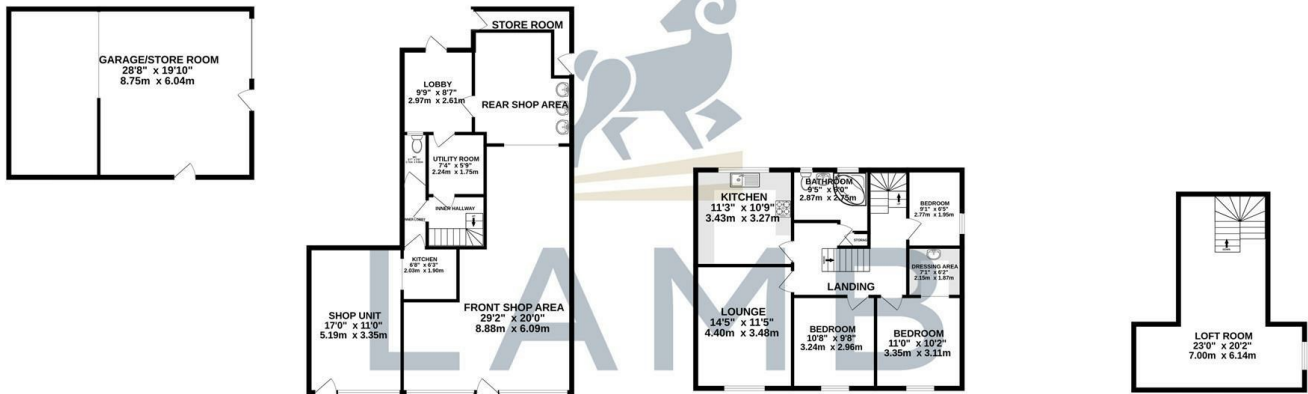
## Map



## EPC Graphs



## Floorplan



TOTAL FLOOR AREA : 2740 sq.ft. (254.6 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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