LAMB & CO

Call us on 01255 422 240

Inspired by property, driven by passion.









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

PRICE £280,000

An excellent opportunity to acquire a commercial freehold property offering both immediate commercial use and future development potential. The property benefits from additional first and second floor office accommodation, which may offer scope for conversion into residential flats, subject to obtaining the necessary planning permissions and consents. An attractive investment opportunity for owner-occupiers, investors or developers looking to maximise the property's potential.

- Prime Town Centre Location
- Retail Unit With Office Space
- Approx. 1857 Sq Ft
- Freehold Investment Opportunity
- Vacant
- EPC C

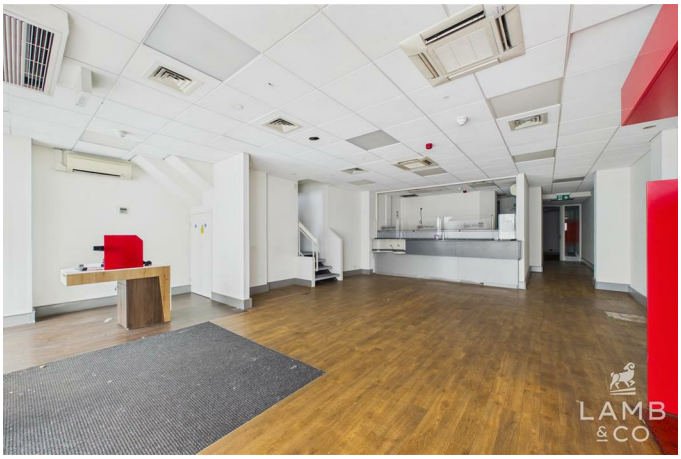
Opening paragraph

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

SHOP

27'7" x 23'2" (8.41m x 7.06m)



Anticipated Rent - £20,000 PA

OFFICE 1

13'4" x 12'7" (4.06m x 3.84m)



OFFICE 2

11'1" x 9'6" (3.38m x 2.90m)



OFFICE 3

12'0" x 11'0" (3.66m x 3.35m)



OFFICE 4

6'9" x 8'2" (2.06m x 2.49m)



OFFICE 5

10'3" x 8'9" (3.12m x 2.67m)

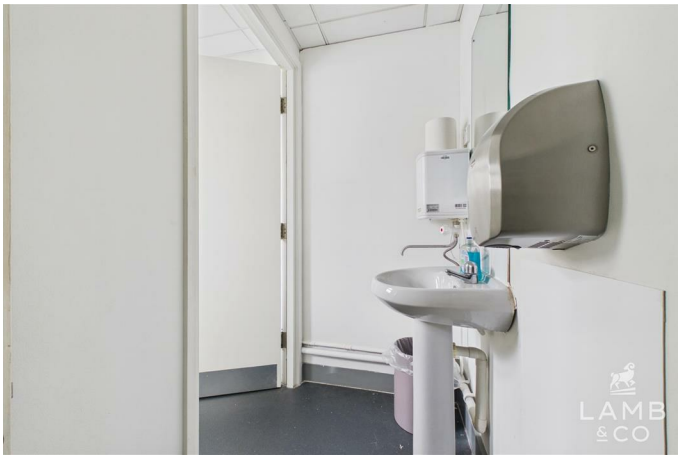


OFFICE 7

9'8" x 8'8" (2.95m x 2.64m)



W/C



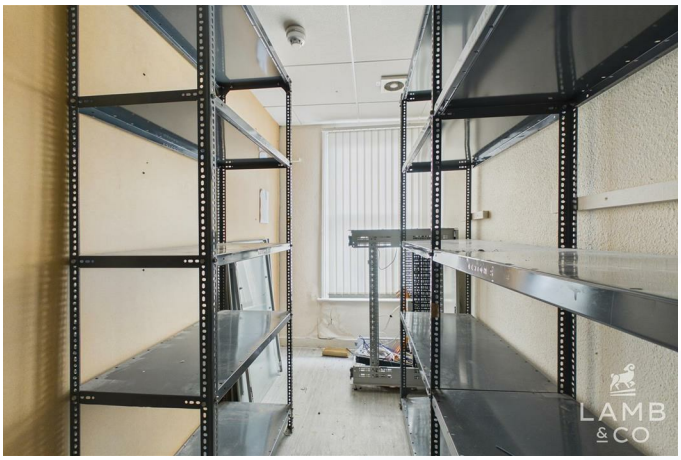
KITCHEN / STAFF ROOM

17'9" x 10'3" (5.41m x 3.12m)



OFFICE 6

10'8" x 5'5" (3.25m x 1.65m)



OUTSIDE FRONT



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.

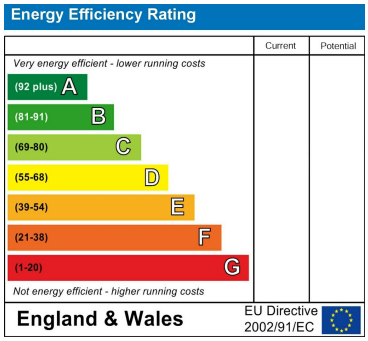
Agents Note Sales

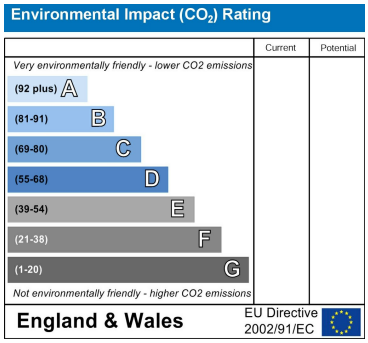
PLEASE NOTE - Although we have not tested any of the Gas/Electrical Fixtures & Fittings, we understand them to be in good working order, however it is up to any interested party to satisfy themselves of their condition before entering into any Legal Contract.

Map



EPC Graphs





Floorplan



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 firms employment has the authority to make or give any representation or warranty in respect of the property.