



LAMB & CO

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Inspired by property, driven by passion.



ST. JOHNS ROAD, CLACTON-ON-SEA, CO16 8DU

PRICE £300,000

**** SOLD PRIOR TO MARKETING **** A unique investment opportunity comprising 3x two bedroom maisonettes being sold with a new long Lease of 250 years. The properties are currently let producing a combined income of £30,600 PA.

- Investment Opportunity
- Fully Let
- 3x Two Bedroom Maisonettes
- Producing £30,600 PA
- New Long Lease
- EPCs D/C/C



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LOCATION

The property is situated above a parade of shops on St Johns Road in a predominantly residential area on the North side of Clacton-on-Sea approximately 1 mile to the coast and Town Centre with Colchester being approximately 18 miles to the North-West.

SCHEDULE OF ACCOMMODATION

407 - 2 bed maisonette - 663 Sq Ft - £850pcm

411 - 2 bed maisonette - 673 Sq Ft - £850pcm

415 - 2 bed maisonette - 721 Sq Ft - £850pcm

Total current rent - £2,550 pcm

TENURE

Long Leasehold by way of new 250 year lease.

OUTGOINGS

Total outgoings (including ground rent, service charge & insurance) - £2,000 PA per flat

EPC

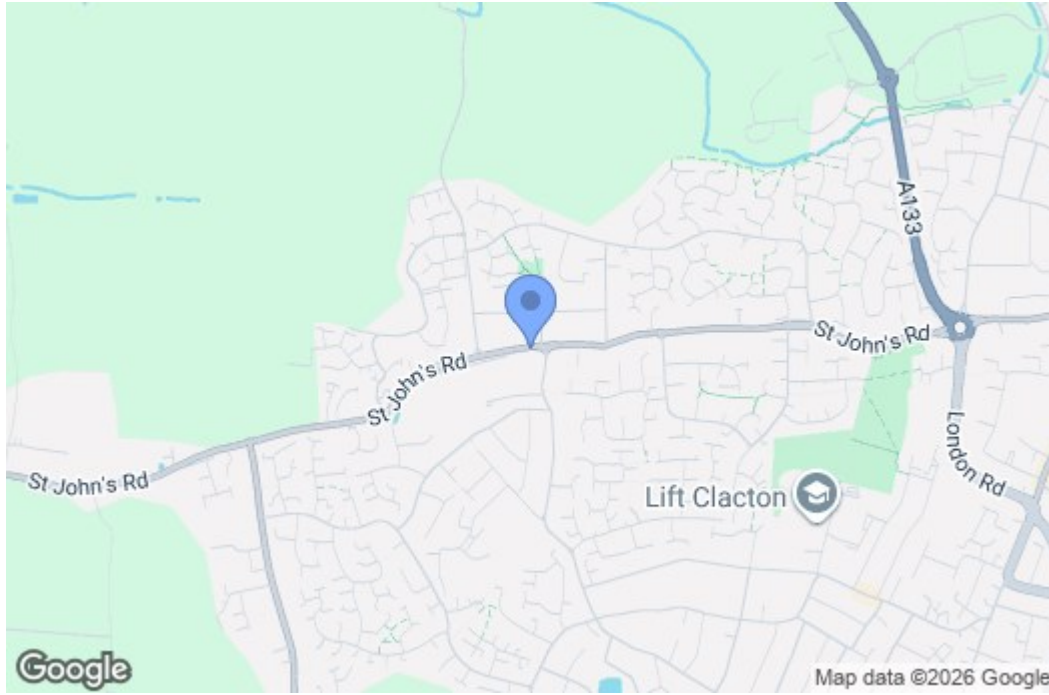
407 - D

411 - C

415 - C

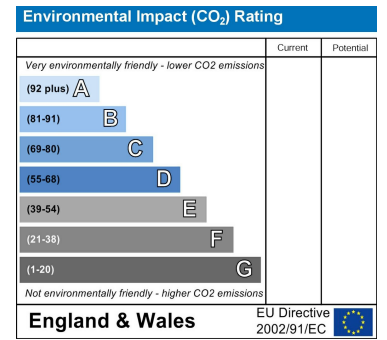
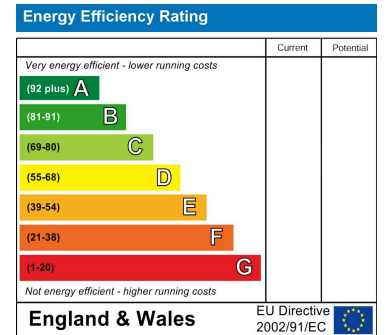


Map



Floorplan

EPC Graphs



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