

FOR SALE

**FREEHOLD
COMMERCIAL
INVESTMENT
FOR SALE**



whozoo.

TENDRING

40-42 High Street, Essex, CO15 1UQ

Price **£110,000**



Property Type

COMMERCIAL



Size

512 FT²



Tenure

FREEHOLD



Borough

TENDRING



Planning Granted

NO



Existing Use

E CLASS

Tenanted



NO

Local Train Stations



Clacton-on-Sea Station (0.2 miles)
Thorpe-le-Soken Station (3.9 miles)
Kirby Cross Station (4.3 miles)

Local Amenities



Sainsbury's (0.1 Miles)
Clacton-On-Sea beach (0.4 miles)
Clacton-On-Sea Hospital (0.6 miles)

VAT Applicable



YES

Rateable Value

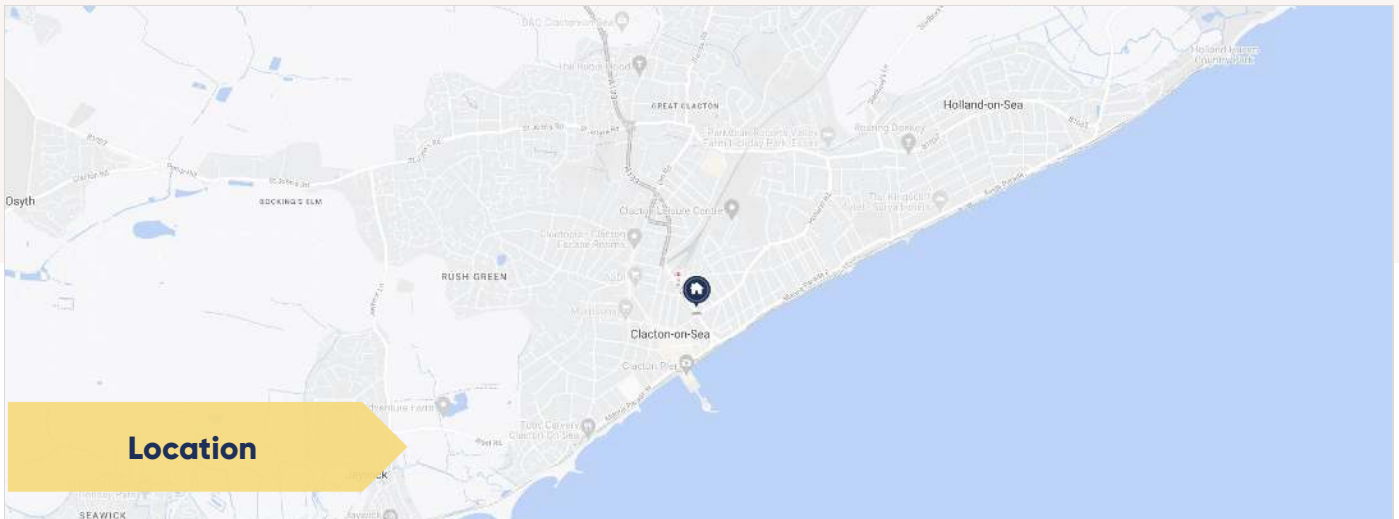


£9,100

EPC



D



Additional Information

This double-fronted commercial unit is situated on the busy high street of Clacton-On-Sea. The excellent amenities nearby provide fantastic footfall throughout the year. The property is 512 Sqft in size and would suit owner occupiers or franchisees who are looking to be based in the area.

We believe the property would suit:

- Desert shops
- Phone repairs/PC repairs
- Tattoo shops
- Vape shops
- Small take-aways

The property is currently vacant and we predict an ERV of £10,000 per annum could be achieved.

Viewing are strictly on appointment basis only.



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