

FOR SALE
FREEHOLD
INVESTMENT



whozoo.

Clacton-on-Sea

5 Station Road, Clacton-on-Sea, Essex CO15 1TD

Price £350,000



Property Type

MIXED USE



Size

1,580 FT²



Tenure

FREEHOLD



Borough

CLACTON-ON-SEA



Planning Granted

NO



Existing Use

CLASS E

Tenanted



YES

Local Train Stations



Clacton-on-Sea (0.3 miles)
Thorpe-le-Soken (4 miles)
Kirby Cross (4.5 miles)

Local Amenities



Clacton Pier(0.2 miles)
Clacton Leisure (0.8 miles)
Shopping Village (2.5 miles)

VAT Applicable



NO

Rateable Value

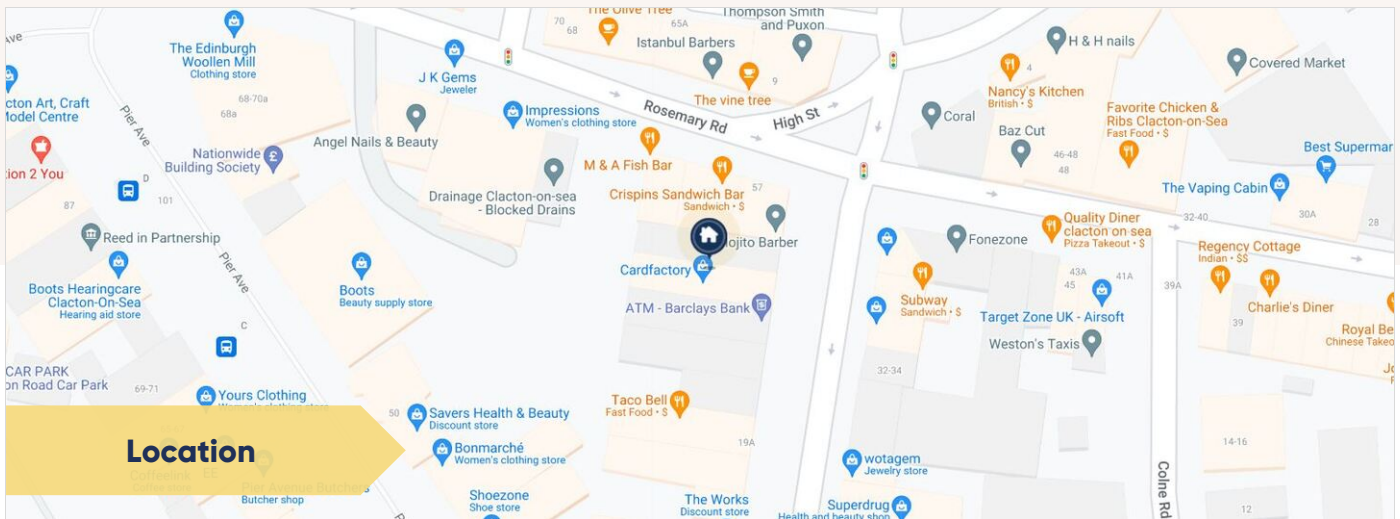


£17,500

EPC



E



Location

Additional Information

The coastal town of Clacton-on-Sea in Essex is located 40 miles due east of the county town of Chelmsford and approximately 15 miles south-east of Colchester.

The main arterial route into Clacton is the A133 providing access to the A120 linking the A12 connecting the major motorway network of M11 and M25.

The property is situated within walking distance from Clacton-on-Sea Rail Station (600m) which provides regular rail services to London Liverpool Street and in under 1h30 mins.

Neighbouring occupiers include McDonalds (adjacent), Santander (adjacent), Clintons Cards (adjacent), Clarks, Holland & Barrett, WH Smith, NatWest and Lloyds.

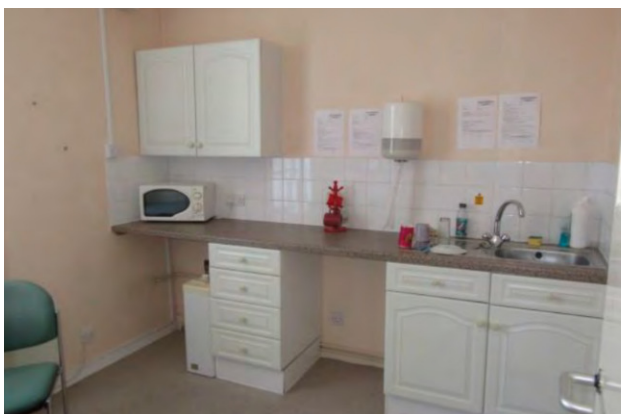
Size & Location:

The property measures 1,873 sqft / 148 sqft NIA (Source VOA) - spread over 3 floors; Ground, First & Second Floors. (700 sqft ITZA / 65.1 sqm)

The property occupies a prominent position on Station Road located amongst the major High Street retailers in Clacton-on-Sea Town Centre.

Planning & Tenancies:

The property is let to Harvey and Thompson Limited trading as H&T Pawnbrokers. Arranged across retail space on ground, and ancillary space at first and second floors, the lease expires May 2025 paying £38,500 PA (£52 / sqft ITZA).



ACCOMMODATION SCHEDULE

UNIT	SIZE (SQM)	SIZE (SQFT)
Ground	73	783
First	41	444
Second	33	353
TOTAL	147	1,580

whozoo.
Commercial Property, Expertly Done



Tom Castro
Founder

✉ tomcastro@whozoo.co.uk
☎ 07976 888 937 / 0333 200 8330



Adam Mills
Property Consultant

✉ adam mills@whozoo.co.uk
☎ 07813 214 427 / 0333 200 8330

whozoo.



0333 200 8330



| info@whozoo.co.uk



| www.whozoo.co.uk



| 07541 906 478

- These particulars are only a general outline for the guidance of intending purchasers or lessees and do not constitute in whole or in part an offer or a Contract.
- Reasonable endeavours have been made to ensure that the information given in these particulars is materially correct, but any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries, and survey as to the correctness of each statement.
- All statements in these particulars are made without responsibility on the part of Whozoo Ltd or the vendor or lessor.
- No statement in these particulars is to be relied upon as a statement or representation of fact.
- Neither Whozoo Ltd nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property.
- Nothing in these particulars shall be deemed to be a statement that the property is in good repair or condition or otherwise nor that any services or facilities are in good working order.
- Photographs may show only certain parts and aspects of the property at the time when the photographs were taken, and you should rely on actual inspection.
- No assumption should be made in respect of parts of the property not shown in photographs.
- Any areas, measurements or distances are only approximate.
- Any reference to alterations or use is not intended to be a statement that any necessary planning, building regulation, listed building or any other consent has been obtained.
- Amounts quoted are exclusive of VAT if applicable.

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.