

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

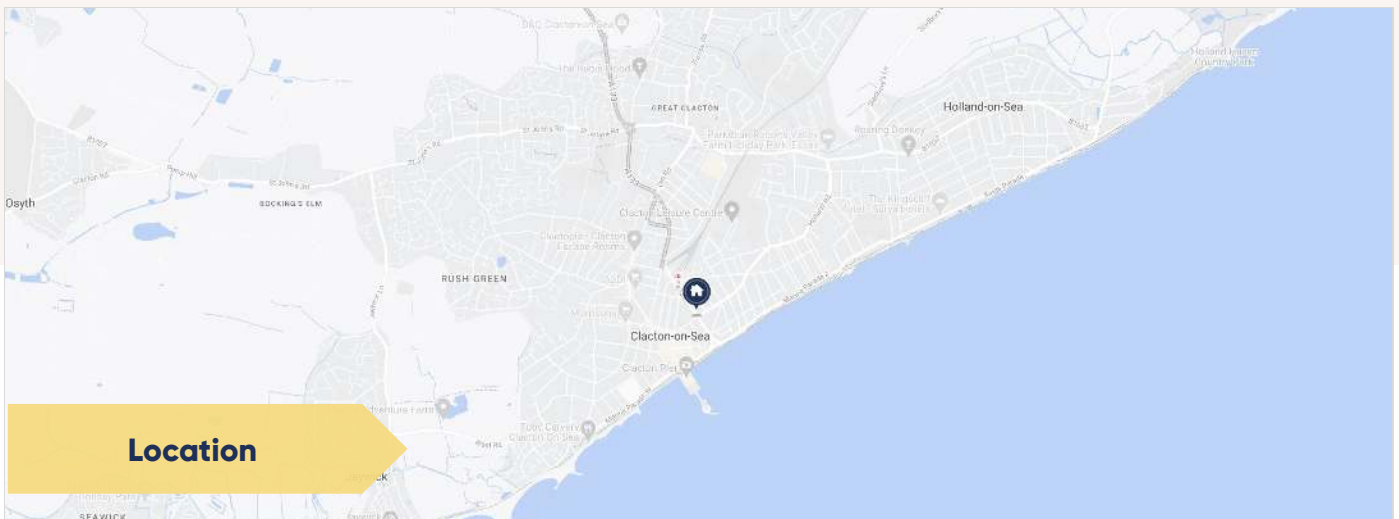


£9,100

EPC



D



Location



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.



Nathan King
Senior Property Consultant

✉ nathanking@whozoo.co.uk
☎ 07506 966 968 / 0333 200 8330



Latif Acisu
Property Consultant

✉ latifacisu@whozoo.co.uk
☎ 07588 234 318 / 0333 200 8330

whozoo.
Commercial Property, Expertly Done



033 3200 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.