

# Value Add opportunity in popular seaside resort.

Clacton-on-Sea, 17 Station Road.

CO15 1TD.



Opportunity to convert upper parts, subject to planning.

Property benefits from rear access via Station Street.

To be sold with vacant possession.

## Contact.

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## Location.

Clacton-on-Sea is a popular seaside resort and commuter town located on the Tendering peninsula, in the county of Essex. The town has a resident population of approximately 60,000 people within a 10-minute drive and benefits from a large number of tourist visitors drawn to the town's blue flag beach, pier and seaside entertainment.

The subject property is located on Station Road, a busy and well-established retail thoroughfare. Retailers nearby include **Savers**, **Greggs**, **The Works** and **Wilko**.

## Accommodation.

The property is well configured comprising retail on ground floor with ancillary on first and second floors. There is rear access via the back of Station Street.

Ground Floor	169.4 sq m	1,823 sq ft
First Floor	120.3 sq m	1,295 sq ft
Second Floor	140 sq m	1,507 sq ft

## Tenure.

Freehold.

## Energy Performance Certificate.

Report available on request.

## VAT.

The property is VAT elected.

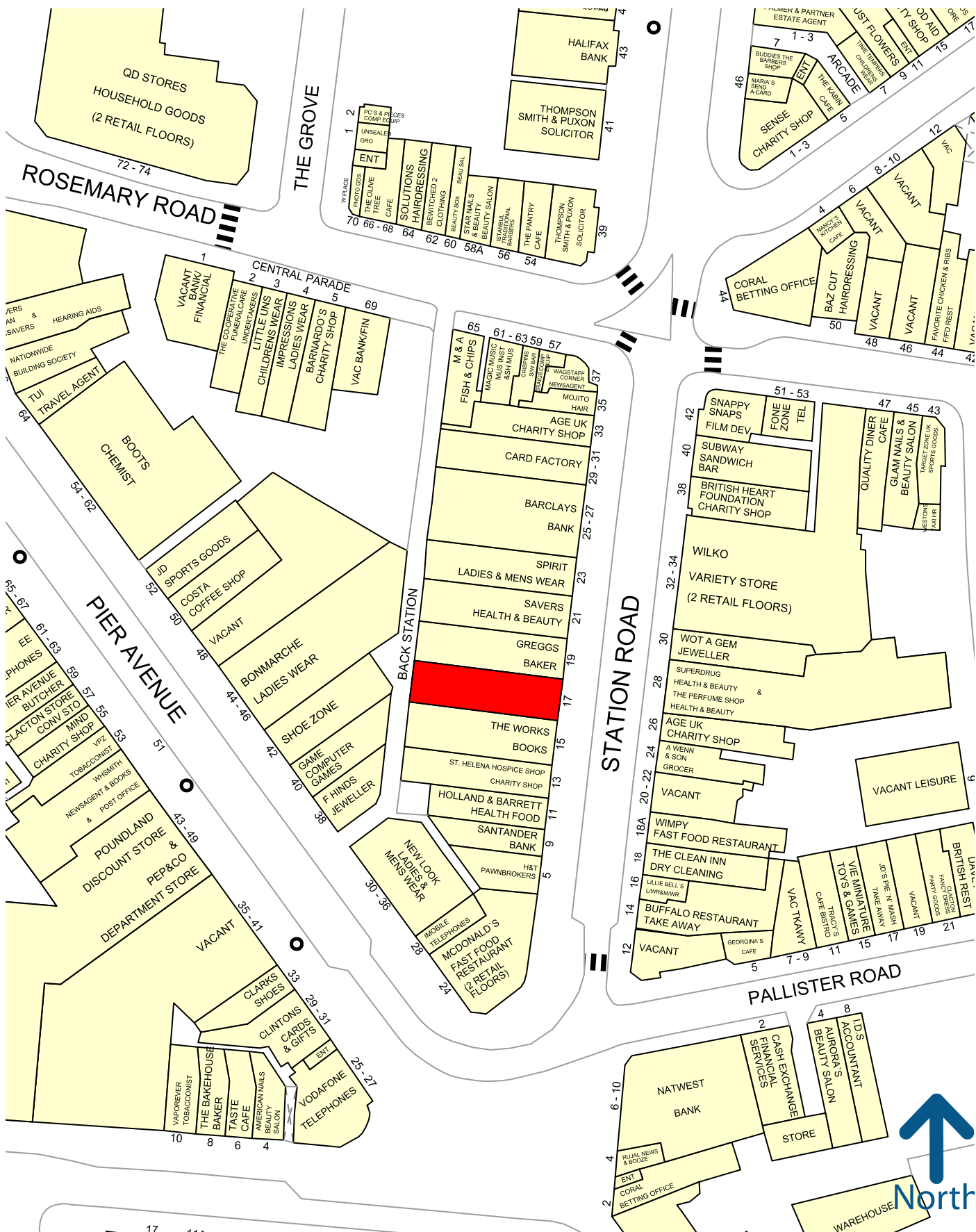
## Proposal.

Seeking offers of £275,000. Subject to contract and exclusive of VAT.

## Subject to Contract.

March 2021

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