



FREEHOLD INTEREST FOR SALE

**High Street
Clacton on Sea
CO15 1NP**



LOCATION

The Property is located in Clacton on Sea, the largest town in the Tendring peninsula in Essex. The Property occupies a prominent position on the southern side of the High Street at the junction with Beach Road. Surrounding retail occupiers include Sainsbury's Supermarket, Wilko and numerous local occupiers.

DESCRIPTION

The property is arranged over ground and first floors providing ground floor retail space together with ancillary office, welfare and storage accommodation. A single storey sorting office with a pitched and tiled roof is located to the rear and incorporates a large covered loading bay with glazed roof lights with access from Beach Road. A narrow access road runs along the rear of the building.

Floor	Net Internal Area (sq. ft.)
Ground Floor Retail	2,597
Ancillary	9,715
Total	12,313

TENURE

Freehold with vacant possession.

VIEWING ARRANGEMENTS

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OFFERS

We have been instructed to seek offers in excess of £400,000.

RATES

Interested parties are advised to make their own enquiries with the local authority.

USE

Suitable for redevelopment / reconfiguration subject to planning.

LEGAL COSTS

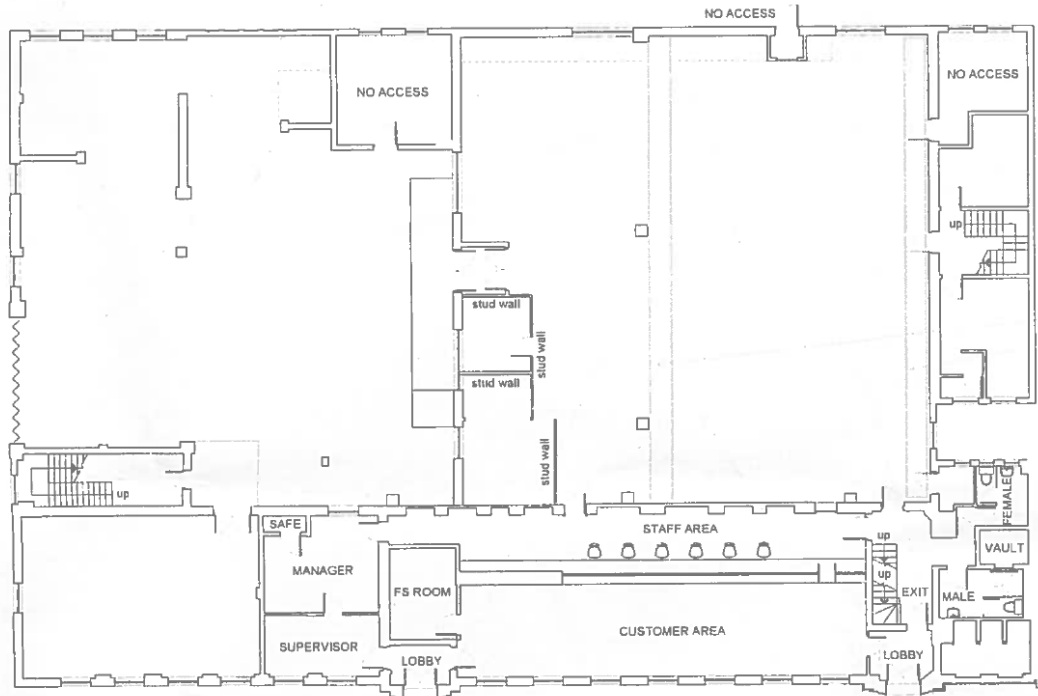
Each party to be responsible for their own legal costs.

EPC

An EPC is available on request.



Ground Floor



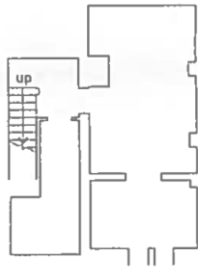
EXISTING GROUND FLOOR PLAN
SCALE 1:100

First Floor





Basement

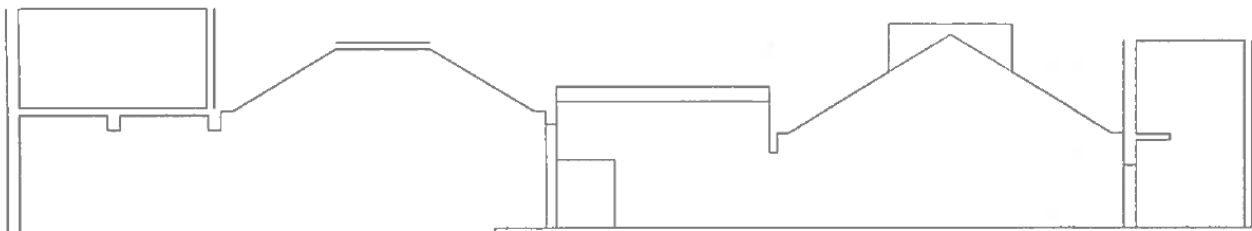


Roof Plan



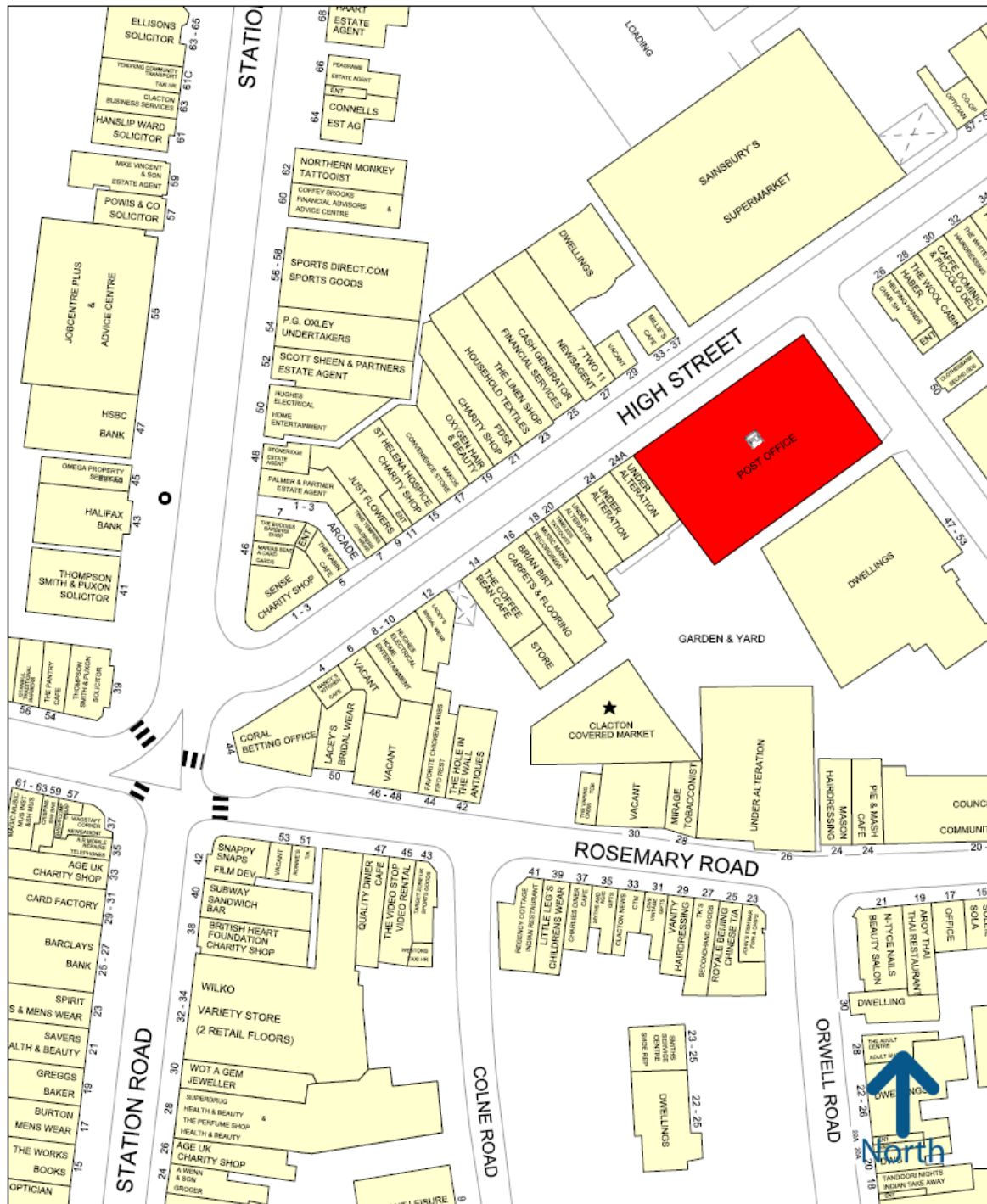
EXISTING ROOF PLAN
SCALE 1:200

Indicative Section





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