



LAMB & CO

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Inspired by property, driven by passion.



PIER AVENUE, CLACTON-ON-SEA, CO15 1NH

OIEO £220,000

Freehold commercial unit located in a prime position in Clacton town centre. The property comprises approximately 2,034 Sq Ft in total and is offered with vacant possession.

- Freehold Commercial Property
- Vacant Possession
- Planning Approved For Residential
- Forecourt Parking
- Town Centre
- EPC D



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Opening paragraph

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

PLANNING

Planning permission for conversion to residential under ref: 24/01496/COUNOT

AML

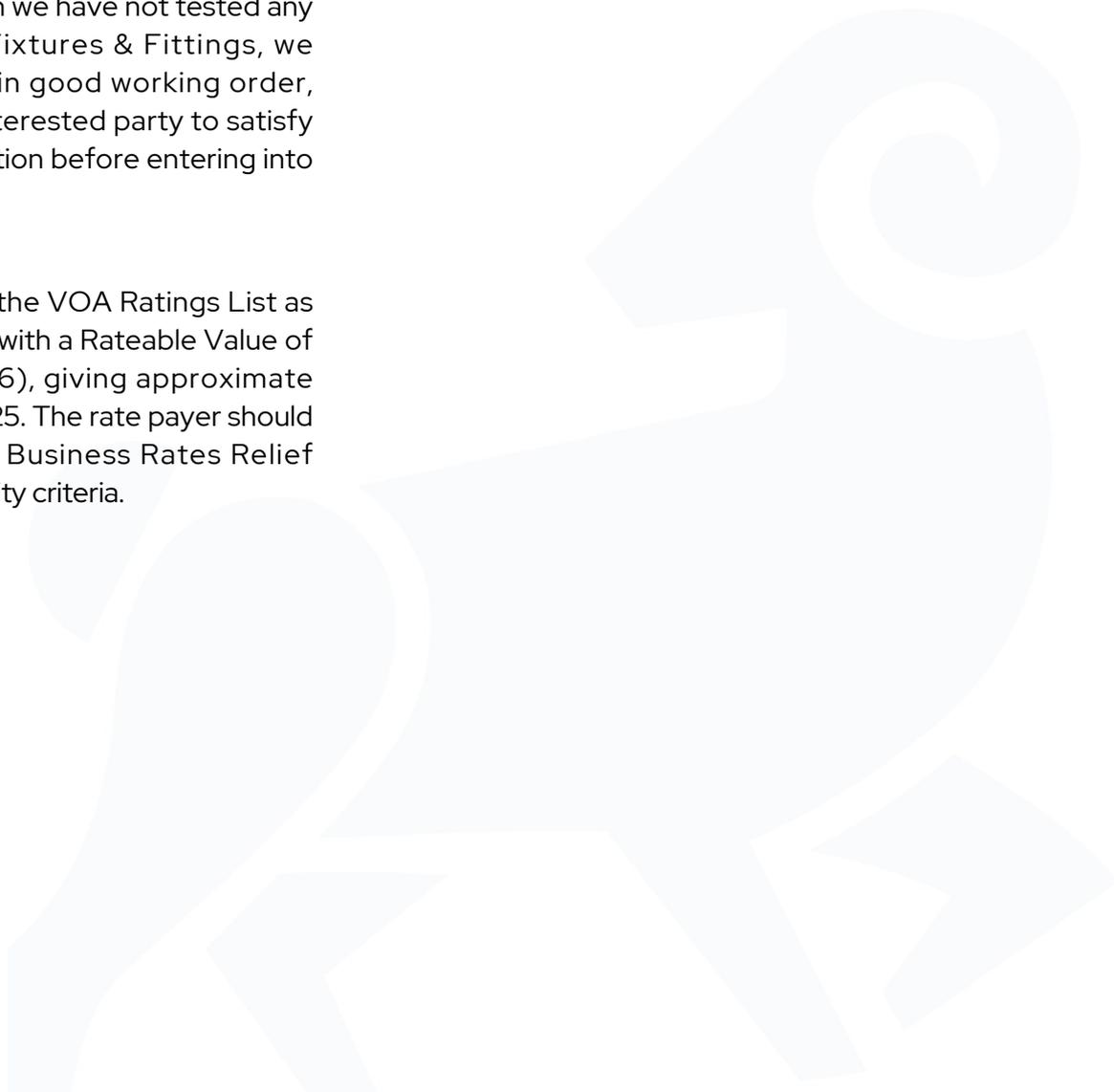
ANTI-MONEY LAUNDERING REGULATIONS 2017
- In order to comply with regulations, prospective purchasers will be asked to produce photographic identification and proof of residence documentation once entering into negotiations for a property.

Agents Note Sales

PLEASE NOTE - Although we have not tested any of the Gas/Electrical Fixtures & Fittings, we understand them to be in good working order, however it is up to any interested party to satisfy themselves of their condition before entering into any Legal Contract.

Business Rates

The property appears in the VOA Ratings List as 'Health and beauty salon' with a Rateable Value of £11,750 (From April 2026), giving approximate Rates Payable of £5,863.25. The rate payer should qualify for partial Small Business Rates Relief (subject to meeting eligibility criteria).



Map



EPC Graphs

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Floorplan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.