



LAMB & CO

Call us on 01255 422 240
Inspired by property, driven by passion.



HIGH STREET, CLACTON-ON-SEA, CO15 1NU GUIDE PRICE £1,800,000

**** GUIDE PRICE £1,800,000 - £2,000,000 **** A unique opportunity to acquire this former supermarket, on an overall site of approximately an acre and comprising in excess of 30,000 Sq ft of floor area across ground, first and second floor levels. The property offers extensive frontage along the High Street and vehicular access via Carnarvon Road. Sitting on a site of approximately 1 acre, the property offers scope for potential redevelopment for a mixed use commercial/residential scheme. Planning has been approved for creation of 11x apartments to first floor under reference 25/00894/FUL.

- Former Supermarket Site
- Potential for Redevelopment
- Planning approved - 25/00894/FUL
- 30,835 Sq Ft
- Town Centre
- 0.96 Acre Site
- EPC D



Sales | Lettings | Commercial | Land & New Homes
sales@lambandcoproperty.co.uk | www.lambandcoproperty.co.uk

DESCRIPTION

The property comprises a two storey building extending to 30,835 sq ft, providing ground floor retail accommodation with ancillary on the first and second floors. The store is rectangular in shape and benefits from a large service yard and separate staff parking. The site lies immediately adjacent to a 300 space car park owned by Tendring District Council.

ACCOMMODATION

Ground - Retail - 18,607 Sq Ft

First - Ancillary - 11,457 Sq Ft

Second - Ancillary - 771 Sq Ft

(eaves height approx. 15' increasing to 25' max)

VAT

The property is elected for VAT.

PLANNING

Class E(a)

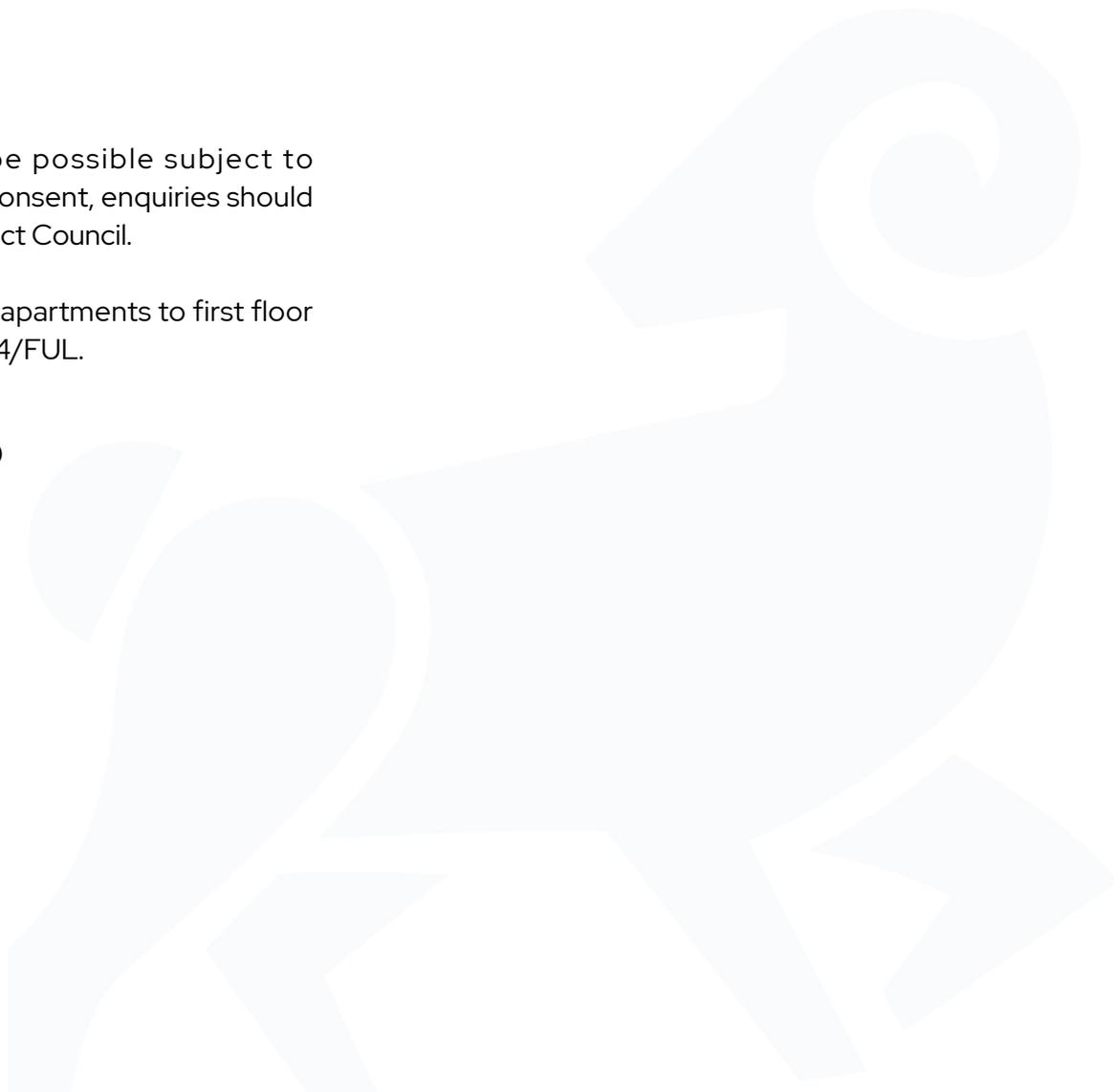
Alternative uses may be possible subject to obtaining the necessary consent, enquiries should be made to Tendring District Council.

Planning approved for 11x apartments to first floor under reference 25/00894/FUL.

BUSINESS RATES

Rateable value - £287,500

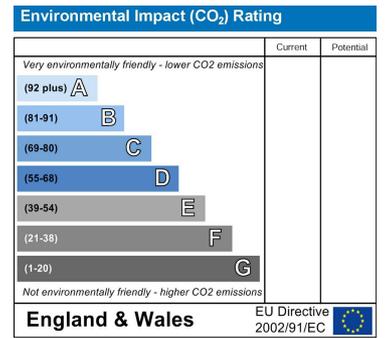
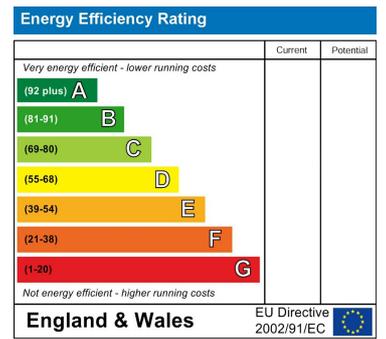
Rates Payable - £156,975



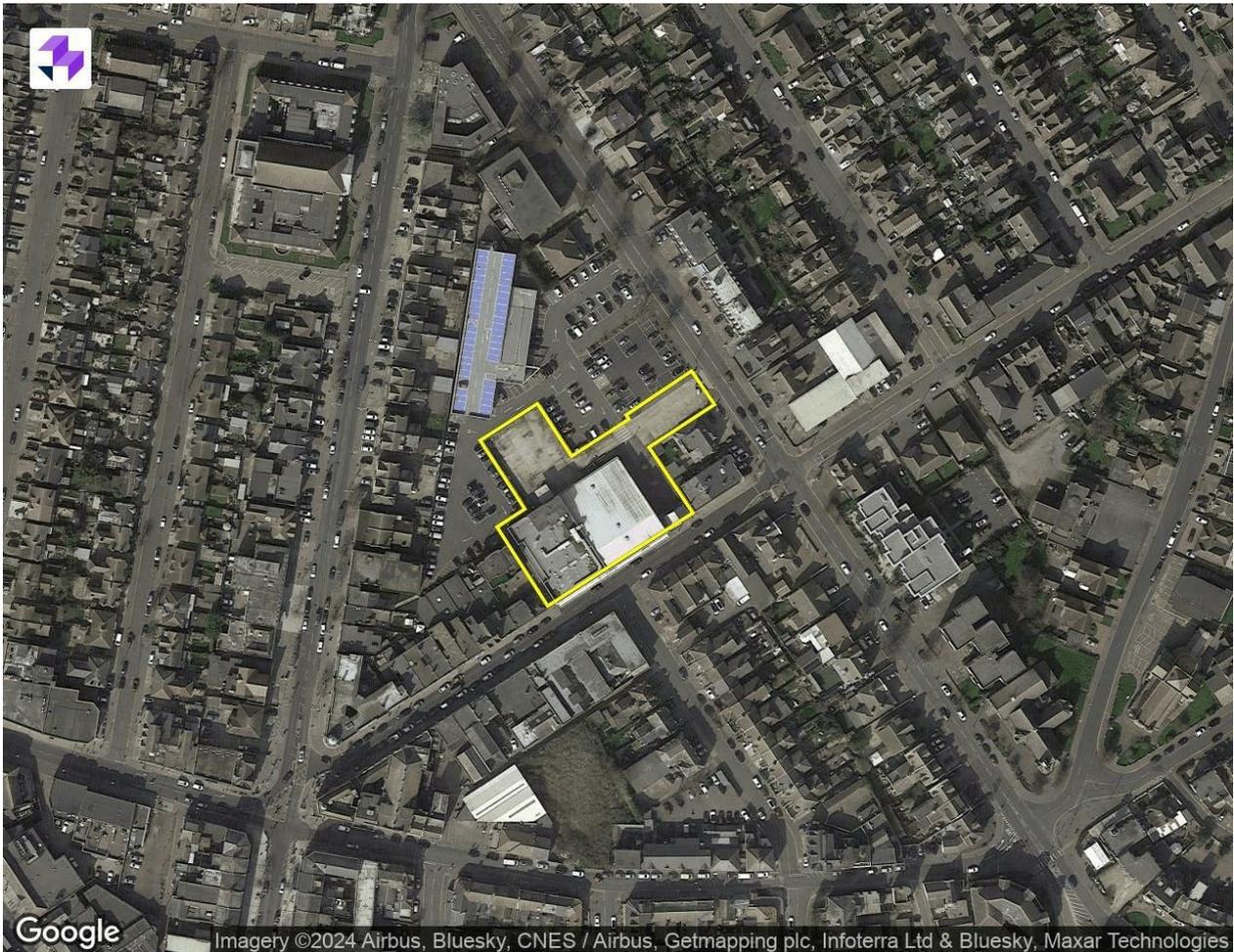
Map



EPC Graphs



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.