

## STATION ROAD, CLACTON-ON-SEA, CO15 1SX PRICE £350,000

A Freehold mixed-use property located on a prime stretch of Station Road in Clacton Town Centre. The ground floor is currently vacant with an expected annual rent of £12,000. First and second floors comprise a 6 bedroom licensed HMO currently let to students at £28,000 PA inclusive of bills. There is a large car park to the rear accessed via Colne Road.

- Freehold
- Potential Return of £40,000+ PA
- Car Park to Rear
- Ground Floor Lock Up Shop
- 2,885 Sq Ft
- Town Centre
- 6 Bed HMO to First & Second Floors
- EPC D (commercial) EPC E (Uppers)

## Ground Floor Lock Up Shop

Approx. 970 Sq Ft - Formerly a butchers and currently vacant. The shop is currently advertised for rent at £12,000 PA.

## First & Second Floors

Approximately 1.916 Sq Ft - Arranged as a split level 6 bedroom HMO. Currently let to students at £28,000 PA inclusive of bills on a 12 month agreement. Permission for use as a HMO was won at appeal under reference 21/01850/FUL.

## Car Park

### Business Rates - Ground Floor

The ground floor appears on the VOA Ratings List as 'Shop & Premises' with a Rateable Value of £9,700 giving approximate annual rates payable of £4,753. Subject to meeting eligibility criteria, ingoing tenants may qualify for 100% Small Business Rate Relief.

### Additional Info

Council Tax Band: A

Heating: Gas central heating

Services: Mains gas, electricity, water & sewer

Broadband: Superfast (up to 80mbps)

Mobile Coverage: O2 - Likely / EE, Three, Vodafone - Limited

Construction: Solid brick

Restrictions: None

Rights & Easements: Right of way over car park to access rear of 20-22

Flood Risk: Surface water - Medium / Rivers & Sea - Very Low

Additional Charges: None

Seller's Position: No Onward Chain

Non-Standard Property Features: Flying Freehold

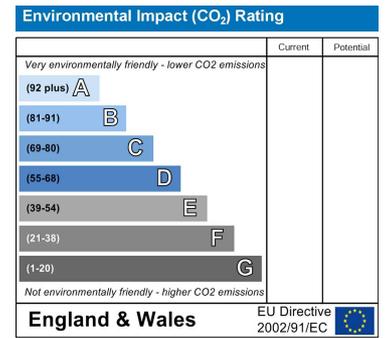
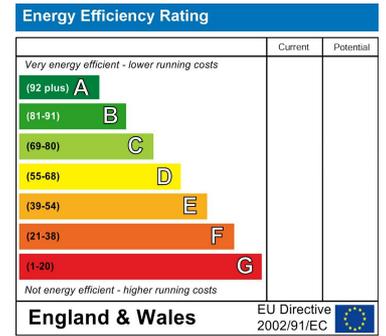
### Agents Note Sales

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.

## Map



## EPC Graphs



## Floorplan



TOTAL FLOOR AREA : 2885 sq.ft. (268.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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