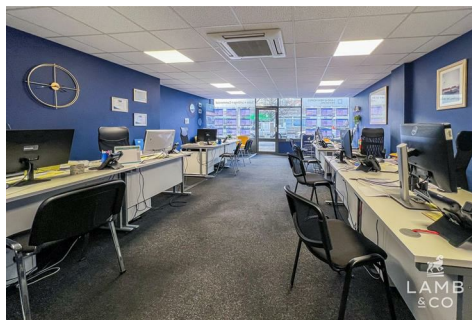




LAMB & CO

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



STATION ROAD, CLACTON-ON-SEA, CO15 1SP

GUIDE PRICE £425,000

**** GUIDE PRICE £425,000 - £450,000 **** Located in Clacton Town Centre, this Freehold mixed-use, investment opportunity comprising ground floor office and three self contained flats above offering a combined yield of £38,520 PA.

- Freehold Investment
- Town Centre Location
- Shop + Three Flats
- Good Decorative Order
- Income of £38,520 PA
- EPC C/E/D/D

DESCRIPTION

A Freehold end of terrace building forming part of Arcadian Buildings on Station Road. The ground floor comprises an office of approximately 865 Sq Ft. Side gate gives access to external staircase to communal hall with entrances to two first floor flats and one second floor flat. Externally there is a shared garden to rear.

SCHEDULE OF ACCOMMODATION

52 - Office - 865 Sq Ft - Current rent £1,125 PCM

52a - second floor flat - two bedroom - current rent £750 PCM

52b - first floor flat - one bedroom - current rent £625 PCM

52c - First floor flat - one bedroom - current rent £710 PCM

The property is sold with tenants in situ.

VAT

We are advised that the property is not elected for VAT and therefore the purchase price is not subject to VAT.

VIEWING

Viewing by appointment only.

ADDITIONAL INFORMATION

Services: Electricity, gas, mains water and drainage

Council Tax: 52a - A 52b - A 52c - A

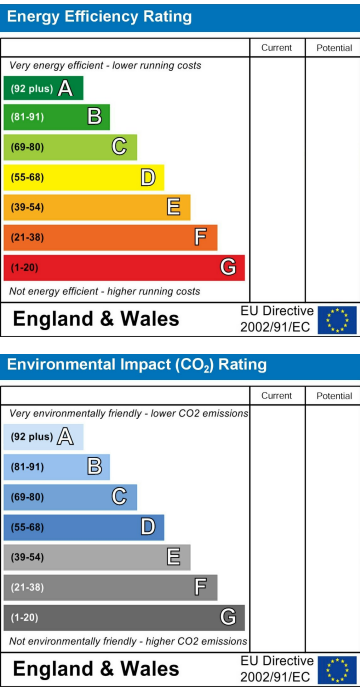
Business Rates: The ground floor has a Rateable Value of £13,000

3 1/2 years on office lease left

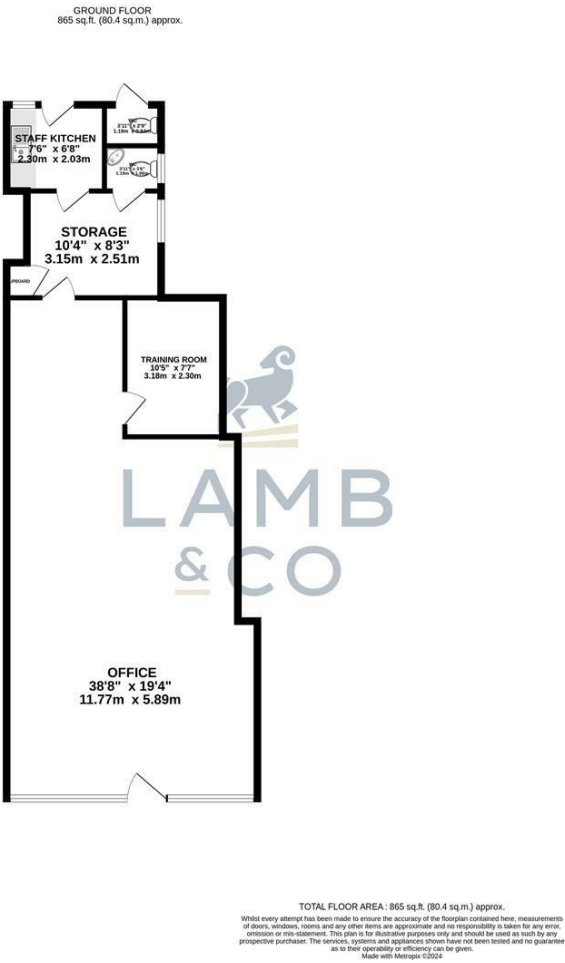
Map



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 firms employment has the authority to make or give any representation or warranty in respect of the property.