



LAMB & CO

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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

Map



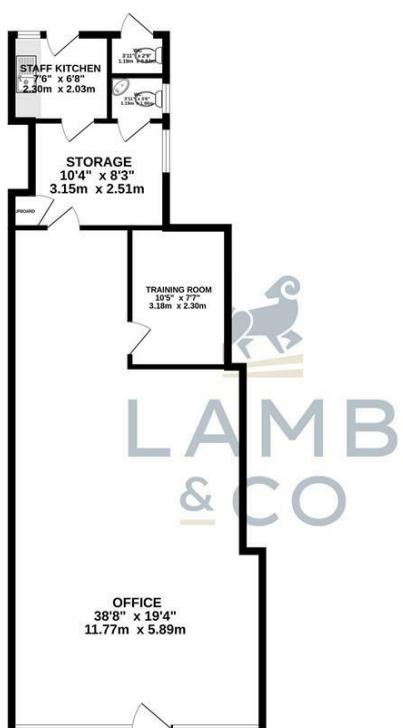
EPC Graphs

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

GROUND FLOOR
865 sq.ft. (80.4 sq.m.) approx.



TOTAL FLOOR AREA: 865 sq.ft. (80.4 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 errors. No omission or representation contained in these particulars is to be read as a warranty 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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