



LAMB & CO

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Inspired by property, driven by passion.



OLD ROAD, CLACTON-ON-SEA, CO15 3AU

PRICE £260,000

Ideally located on the outskirts of Clacton town centre, this Freehold, mixed use investment opportunity, offered with vacant possession and potential to reconfigure subject to obtaining any necessary consent.

The building currently comprises two ground floor shops and a three bedroom self contained flat with additional loft room. After refurbishment, we anticipate a combined rental income of £27,000 PA.

- Freehold Investment Opportunity
- Close To Town Centre
- Scope For Alternate Use/Redevelopment (STPP)
- 2x Shops + 3 Bed Flat
- Large Garage/Store Room
- Potential Rental Income of £27,000+ PA
- Vacant & Chain Free
- EPC E - CEPC C
- 2,740 Sq Ft



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Accommodation comprises with approximate room sizes as follows:

Entrance door to:

SHOP UNIT 1

Anticipated Rent - £400 PCM / £4,800 PA

BUSINESS RATES

The property appears in the VOA Ratings List as 'Shop and premises' with a Rateable Value of £2,650 (From April 2026), giving approximate Rates Payable of £1,322.35. The rate payer should qualify for partial Small Business Rates Relief (subject to meeting eligibility criteria).

RETAIL AREA

17'0" x 11'0" (5.18m x 3.35m)

SHOP UNIT 2

Anticipated Rent - £850 PCM / £10,200 PA

BUSINESS RATES

The property appears in the VOA Ratings List as 'Shop and premises' with a Rateable Value of £5,100 (From April 2026), giving approximate Rates Payable of £2,544.90. The rate payer should qualify for partial Small Business Rates Relief (subject to meeting eligibility criteria).

FRONT SHOP AREA

29'2" x 20'0" (8.89m x 6.10m)

REAR SHOP AREA

LOBBY

9'9" x 8'7" (2.97m x 2.62m)

UTILITY ROOM

7'4" x 5'9" (2.24m x 1.75m)

KITCHEN

6'8" x 6'3" (2.03m x 1.91m)

W/C

GARAGE/STORE ROOM

28'8" x 19'10" (8.74m x 6.05m)

FLAT

Anticipated Rent - £1,000 PCM / £12,000 PA

LANDING

BATHROOM

9'5" x 9'0" (2.87m x 2.74m)

KITCHEN (FLAT)

11'3" x 10'9" (3.43m x 3.28m)

LOUNGE

14'5" x 11'5" (4.39m x 3.48m)

BEDROOM TWO

10'8" x 9'8" (3.25m x 2.95m)

BEDROOM ONE

11'0" x 10'2" (3.35m x 3.10m)

BEDROOM THREE

9'1" x 6'5" (2.77m x 1.96m)

LANDING

LOFT ROOM

23'0" x 20'2" (7.01m x 6.15m)

OUTSIDE FRONT

OUTSIDE REAR

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.

Agents Note Sales 2

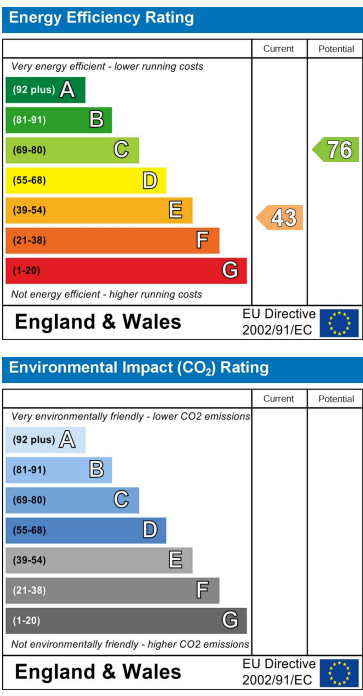
(Possessory title) - Please note the property is being sold with Possessory title.



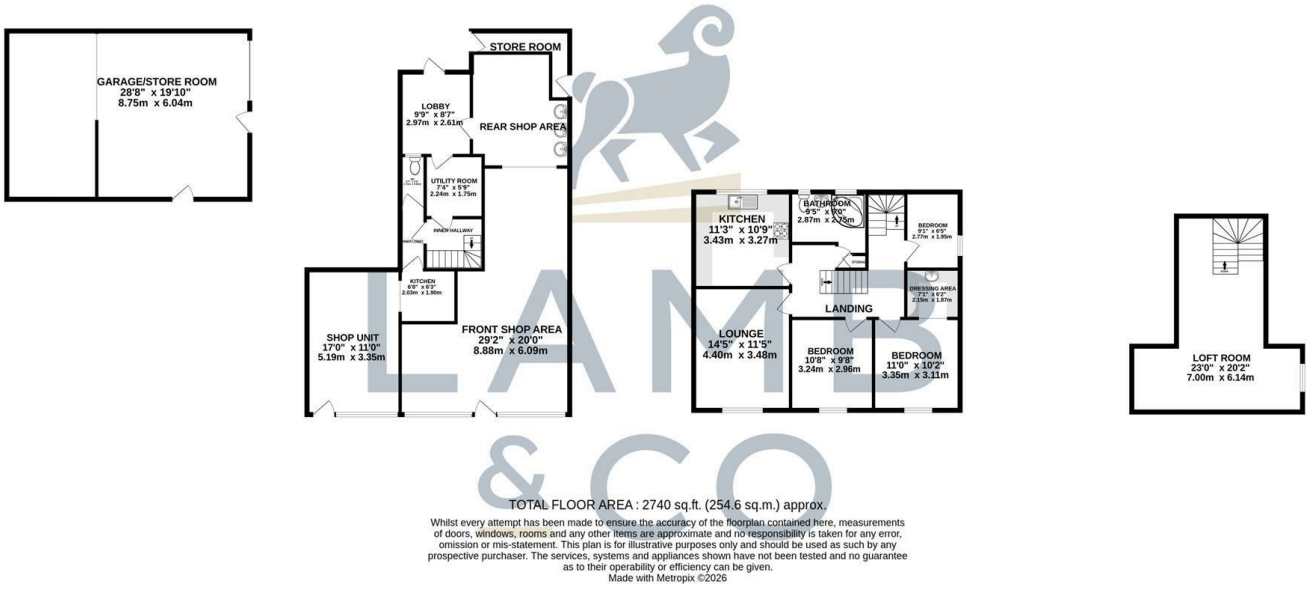
Map



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.