110 Old Road, Clacton On Sea, Essex, CO15 3AA
01255 475444 clacton@sheens.co.uk sheens.co.uk

Sheen's
The *Action* Agents



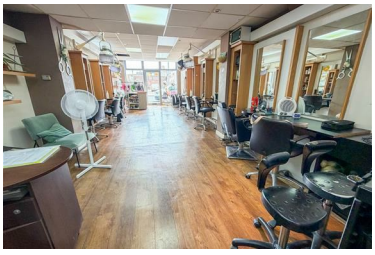
Rosemary Road
Clacton-On-Sea, CO15 1TE

Situated in this Main Road Position in the heart of Clacton Town Centre on the busy Rosemary Road, is this COMMERCIAL PREMISES with TWO ALLOCATED PARKING SPACES & BASEMENT STORAGE ROOM. The property is FREEHOLD and is being is offered with VACANT POSSESSION and an early inspection is advised to appreciate this commercial investment opportunity.

- Commercial Premises
- Prime Town Centre Location
- Two Allocated Parking Spaces (Access from The Grove)
- Basement Storage Room
- Front & Rear Shop Areas
- Rear Studio Room
- Kitchen & W.C Facilities
- Storage Rooms
- Offered with Vacant Possesion
- Freehold







Price £95,000 Freehold

Accommodation Comprises

The accommodation comprises approximate room sizes:

Modern glazed shop front with three top open windows. Glazed entrance door to shop unit.



SHOP UNIT

34'6 x 12'10

Currently being used as a hair salon by the current vendor. Hatch in floor opening onto basement store room with access ladder. Open access to:





REAR SHOP UNIT

9'5 max x 9'1

Currently being used as a additional salon room. Sliding door to store room one. Open access to Kitchen area.



STORE ROOM ONE

9'5 x 4'2 max



KITCHEN AREA

7'11 x 4'7

Stainless steel work top and slash back. Inset single drainer sink unit with mixer tap. Space and plumbing for washing machine and tumble dryer. Open access to Lobby and store room two.



STORE ROOM TWO

4'10 x 3'10



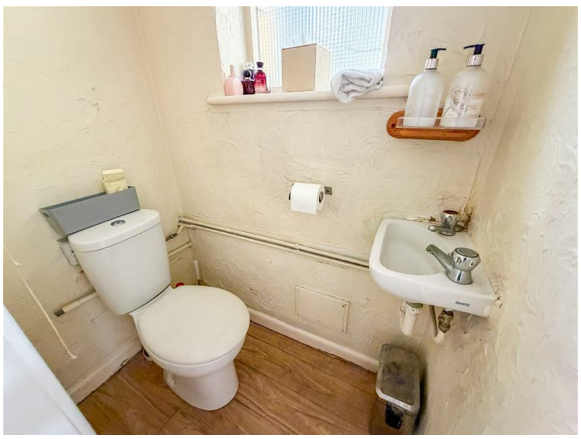
LOBBY

Built in storage cupboard. Sliding doors to:

W.C.

4'5 x 2'7

Fitted with a white suite comprises: Low level W.C. Wash hand basin. Single glazed window to side.



STUDIO

10'11 x 7'8

Currently being used as a beauty studio. Single glazed window to rear. Wooden door to courtyard Garden.





COURTYARD GARDEN

Hard standing courtyard garden. Enclosed by panel fencing. Wooden access gate.



ALLOCATED PARKING

Hard standing area providing off street parking for two vehicles. Accessed via The Grove.



Material Information (Freehold Property)

Tenure: Freehold
Council Tax: Tendring District Council; Rateable Value ; Payable 2026/2027 £10,250 Per Annum

Any Additional Property Charges: No

Services Connected: (Gas): Yes (Electricity): Yes (Water): Mains (Sewerage Type): Mains (Telephone, Broadband & Mobile Coverage): For Current Correct Information Please Visit: https://www.ofcom.org.uk/mobile-coverage-checker

Non-Standard Property Features To Note: No

Please note we recommend that all prospective buyers review the official Register of Title with their legal representative to satisfy themselves as to the full extent of these entries.

JE 07/26

MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS (INFORMATION OF THE PAYER) REGULATIONS 2017 - When agreeing a purchase, prospective purchasers will be asked to undertake Identification checks including producing photographic identification and proof of residence documentation along with source of funds information. There will be an ADMIN CHARGE of £24 inclusive of VAT for a single applicant and £36 inclusive of VAT total for multiple applicants via a third party company who undertake our Anti Money Laundering checks.

REFERRAL FEES - You will find a list of any/all referral fees we may receive on our website www.sheens.co.uk.

Particular Disclaimer

These Particulars do not constitute part of an offer or contract. They should not be relied upon as a statement of fact and interested parties must verify their accuracy personally. All internal & some outside photographs are taken with a wide angle lens, therefore before arranging a viewing, room sizes should be taken into consideration.

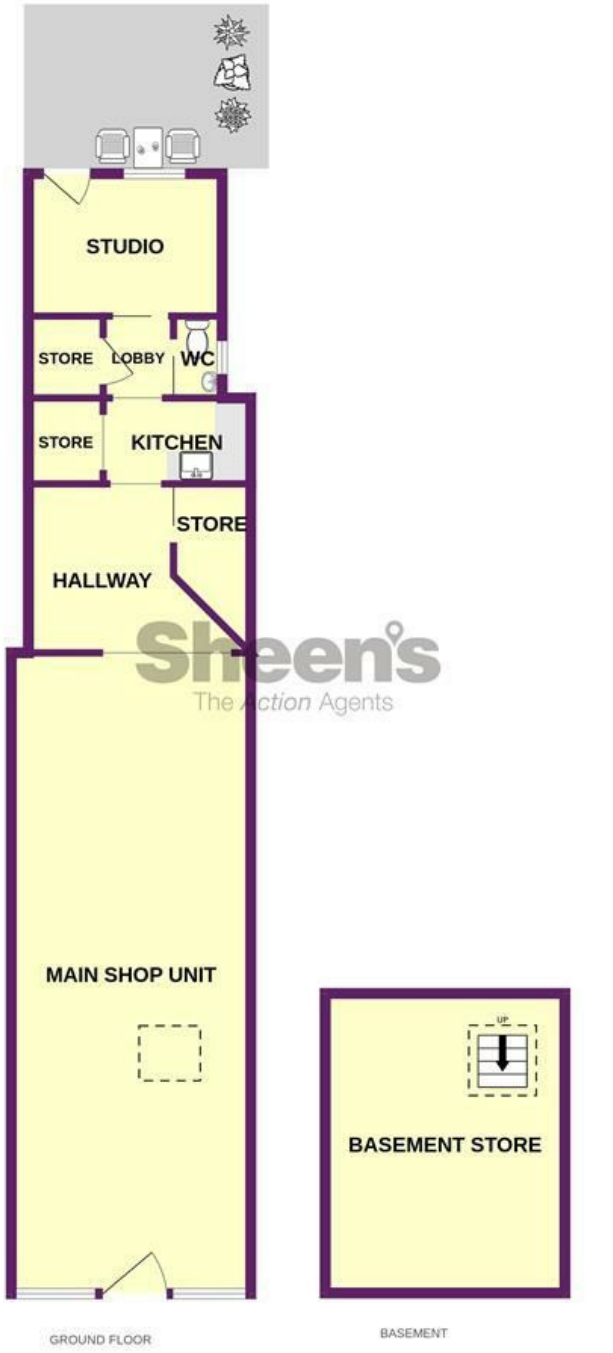
Draft Details

DRAFT DETAILS - NOT YET APPROVED BY VENDOR

Agents Note (Restrictive Covenants on Title)

Please note we believe there are restrictive covenants on the title of the property. Copy of these can be

obtained by request from Sheen's Estate Agents. These should always be looked at by your legal representative who can advise you further.



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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Selling properties... not promises

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G & S Sheen Ltd trading as Sheen's | Registration No: 4506883