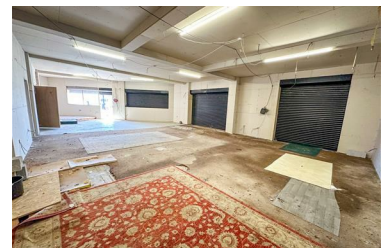




## Beach Way Jaywick Village, CO15 2HJ

Located in the Essex coastal area of Jaywick, is this DETACHED COMMERCIAL PREMISES offered with VACANT POSSESSION. The property is situated just 50 metres from Jaywick Sea Front offers potential for further development and investment opportunity. Clacton's town centre and mainline railway station are positioned around three miles away. An early viewing is advised.

- INVESTMENT OPPORTUNITY
- 56' nar 35' x 25 Commercial Unit
- 27'9 x 13'5
- Four x Store Rooms/Potential W.C's
- Potential to Develop (Subject to Planning)
- Close to Jaywick Sea Front
- Side area for Potential Parking
- Vacant Possession



**Price £175,000 Freehold**

## Accommodation Comprises

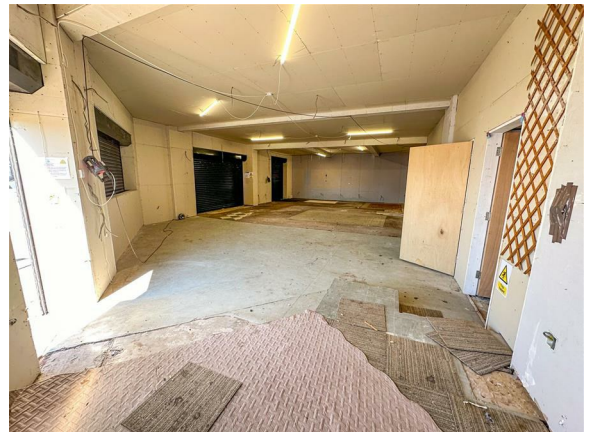
The accommodation comprises approximate room sizes:

Four electronic controlled roller shutters leading to:

### COMMERCIAL UNIT

56' nar 35' x 25 max

Irregular shape unit. The unit has power and lighting connected. The units have potential to divide into separate units. Doors to:



### BACK ROOM ONE

16'10 x 5'11

### BACK ROOM TWO

11'6 x 5'11

### BACK ROOM THREE

8'1 x 5'11

### BACK ROOM FOUR

14'2 x 5'11

### COMMERCIAL UNIT 2 & ADDITIONAL BACK ROOM

27'9 x 13'5

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## OUTSIDE

The property benefits from side courtyard area which could be suitable for potential parking.



## OUTLOOK TO FRONT



## JAYWICK SEA FRONT

Jaywick sea front is located within 50 Metres.



## JE 0624

ANTI-MONEY LAUNDERING REGULATIONS 2017 - Prospective purchasers will be asked to produce photographic identification and proof of residence documentation once entering into negotiations for a property in order for us to comply with current Legislation.

REFERRAL FEES - Sheen's reserve the right to recommend additional services. Sheen's receive referral fees of between £50-£150 per transaction when using a suggested solicitor. 10% referral fee on a nominated Surveying Company. 10% referral fee on their nominated independent mortgage broker service. Clients have the right to use whomever they choose and are not bound to use Sheen's suggested providers.

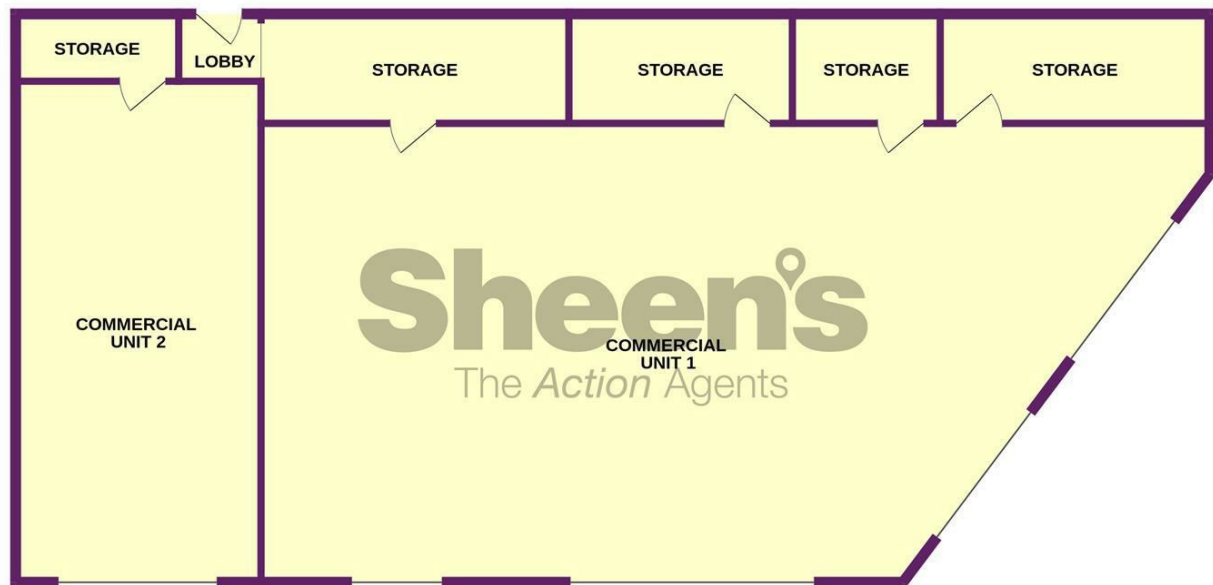
## Particular Disclaimer

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

## GROUND FLOOR



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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**Sheen's**  
The Action Agents