Retail/Take Away Shop and Flat – For Sale

Whybrow

159 Old Road, Clacton on Sea, Essex, CO15 3AU

Whybrow

- **Sales Area 468.73 sq. ft**
- **Commercial Accommodation**
- **Self-Contained 1 Bedroom Flat**
- **Rear Parking**
- **Rental Income £16,800 Per Annum Exclusive**
- **Freehold For Sale**

Accommodation

The property has the following Nett Internal Floor Areas:

Ground Floor

Internal width	15’10”
Shop depth	17’6”
Sales Area	375sq.ft
Kitchen	60 sq. ft
Storage	140 sq. ft
Nett Area	**575 sq. ft (53.4 sq. m)**

First floor- self contained flat with bedroom, kitchen, bathroom and living room.

Location and Description

Clacton on Sea is an attractive coastal resort with a resident population of 50,000 people, growing to circa 100,000 people during the bust summer months.

The town is situated approximately 15 miles east of Colchester via the A120/A133 and provides regular mainline railway services to London Liverpool Street.

The subject property is situated in a busy secondary trading location approximately 0.6 miles north west of the main town centre and Clacton Pier and comprises an end terraced two storey property of brick construction beneath a pitched tiled roof offering a ground floor shop with rear storage, kitchen and WC. On the first floor, there is a self-contained first floor 1 bedroom flat.

The ground floor has been extensively fitted as a takeaway outlet, and the flat benefits from gas central heating.

To the rear is a former garden area providing for circa 2 car parking spaces.

Tenure
The property is held by way of a lease to Mr P Cook trading as Dial A Pizza for a term of 5 years from 01/09/2022 at a passing rent of £16,800 pax. The lease includes a rent review in 1/9/25 and has been drawn up inside the landlord and tenant act of 1954.

Rateable Value
The ground floor commercial premises appear in the Valuation List with a Rateable Value of £3,800.

Asking Terms
Freehold offers in the region of £200,000 are sought for the benefit of this valuable interest. A sale at this level would reflect a yield of 8.4%.

VAT
The property is not elected for VAT.

Legal Fees
Each party is to bear their own legal costs throughout the course of any transaction.

EPC
The property has an EPC Rating of D95

Viewings
Strictly by prior appointment though sole agents Whybrow Chartered Surveyors

Location Plan

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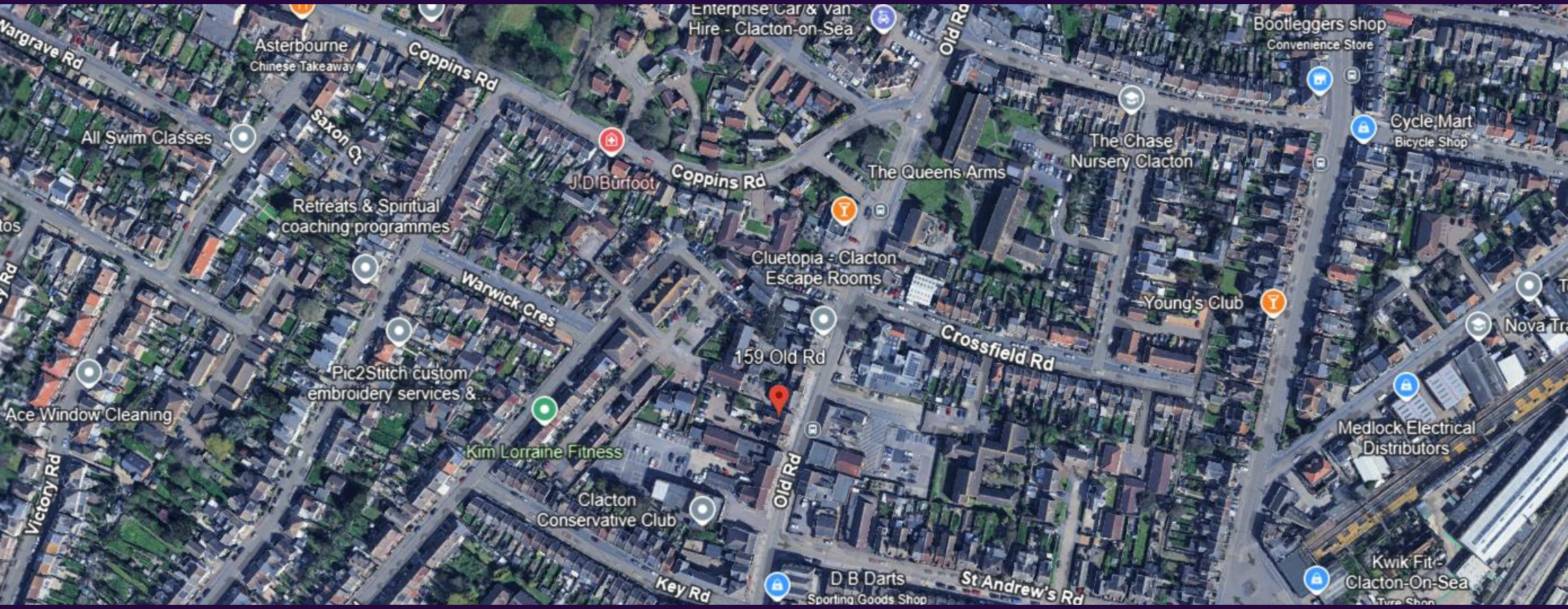

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