

# Retail/Take Away Shop and Flat – For Sale



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

- **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 £235,000 are sought for the benefit of this valuable interest. A sale at this level would reflect a net initial yield of 7.1% having regard to a purchasers costs.

## **VAT**

The property is not elected for VAT.

## **Legal Fees**

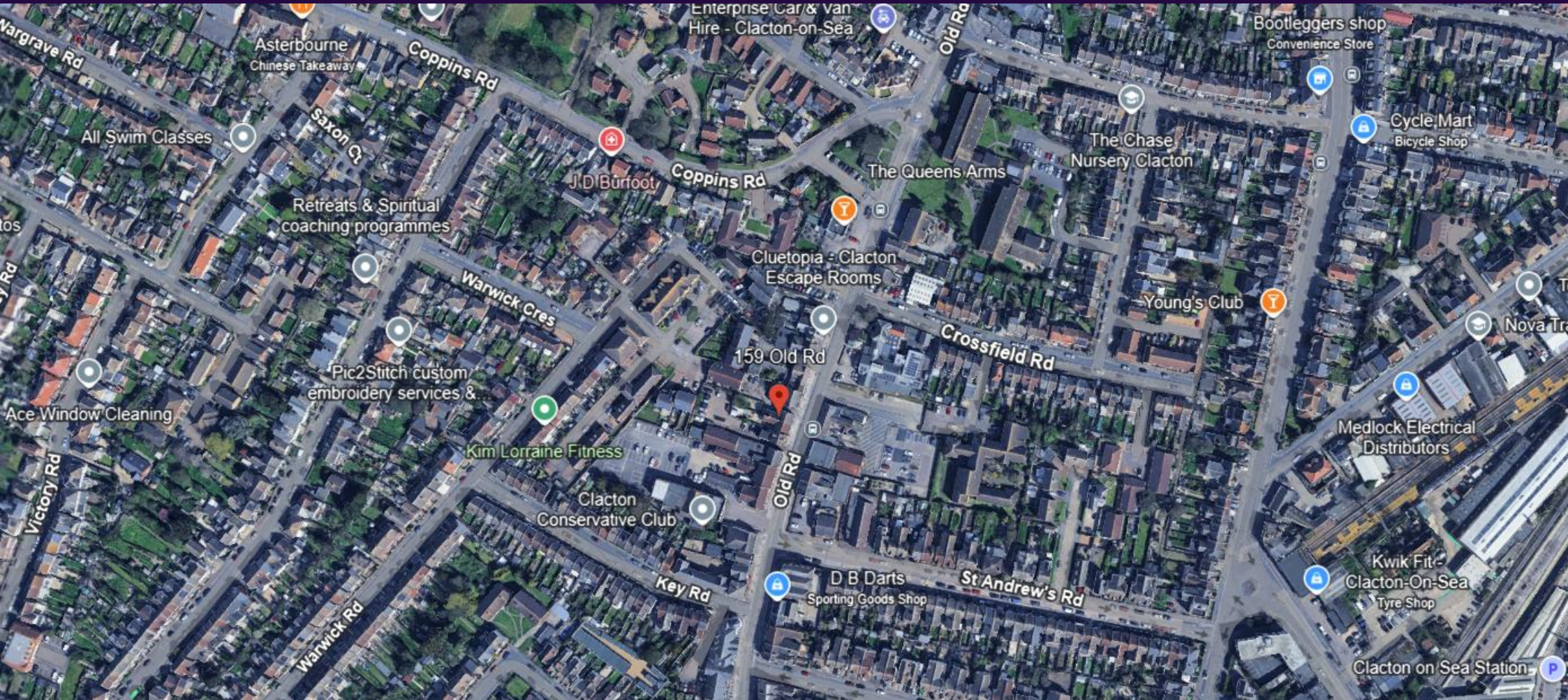
Each party is to bear their own legal costs throughout the course of any transaction.

## **EPC**

The property has an EPC Rating of D95

## **Viewings**

Strictly by prior appointment though sole agents Whybrow Chartered Surveyors



**Maria Newman**  
m.newman@whybrow.net  
01206 577667



**Charntelle Goodyear**  
Charntelle.goodyear@whybrow.net  
01206 577667

01206 577667 | [info@whybrow.net](mailto:info@whybrow.net) | [whybrow.net](http://whybrow.net)

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