

Clacton-on-Sea

30 North Road

Essex

CO15 4DD

- **Large Freehold Vacant Retail Unit**
- Prominent 1,995.8 sq m (21,484 sq ft) retail unit
- Open A1 planning consent
- 0.89 hectare (2.2 acre) site with on-site parking for approximately 170 cars
- No VAT applicable
- Redevelopment opportunity

Full Vacant Possession upon Completion



Tenure

Freehold.

Location

The resort town of Clacton-on-Sea has a population of approximately 45,000, which in peak season increases markedly. The town is located some 25 miles south of Ipswich and 13 miles south-east of Colchester and has access to the A12 via the A133 and the A120. The A12 connects with the M25 Motorway (Junction 28) some 35 miles to the south-west.

The property is situated in a prominent position in the residential suburb of Great Clacton close to the junction of North Road (B1369) and Old Road (B1027), less than 500m east of the A133 London Road. Occupiers close by include Boots Pharmacy (opposite) and Martin McColl's amongst others.

Description

The property is arranged on ground and one upper floor and comprises a large former supermarket unit with a substantial frontage to North Road with part first floor, rear servicing and a loading bay on a large site of 0.89 hectares (2.2 acres) which provides on-site parking for approximately 170 cars on a surfaced level site.

The property provides the following gross internal accommodation and dimensions:

Internal Width	64 m	(210')
Ground Floor	1,538.4 sq m	(16,560 sq ft)
First Floor	457.4 sq m	(4,924 sq ft)
Total	1,995.8 sq m	(21,484 sq ft)
Loading Bay	80.8 sq m	(870 sq ft)

Tenancy

Full vacant possession upon completion.

VAT

VAT is not applicable to this lot.

Documents

The legal pack will be available from the website www.allstop.co.uk

Energy Performance Certificate

EPC Rating 78 Band D (Copy available on website).

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

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