

197 Old Road, Clacton on Sea, Essex CO15 3LT



For Sale
Freehold

Detached Public
House With Large
Five Bedroom
Accommodation
Over

- Busy main road location
- Around 1 kilometre from the town centre
- 2,834 sq ft (263.3 sq m)
- Very substantially rebuilt in 2006/2007
- Beer garden to the rear together with car parking for some 12 cars
- Potential for a variety of alternative uses and/or redevelopment subject to planning
- EPC - to be confirmed

Details

Location

The popular and major east coast seaside resort of Clacton on Sea has a resident population of some 55,000 which increases significantly over the summer months.

There have been various investments in the town over the past few years including long term improvements to the seafront at a cost of some £36 million.

The property occupies a prominent position on Old Road, the A133, which is occupied by a mix of a large variety of commercial businesses as well as residential properties.

Description

The property comprises an attractive detached two storey building, the vast majority of which was reconstructed in 2006/2007 following a fire.

The public house provides a ground floor 'L' shaped bar area, a fitted commercial kitchen, ground floor beer cellar and customer toilets. The first floor provides extensive self contained five bedroom living accommodation.

There is a beer garden to the rear, parking for some 12 cars and a detached garage.

Accommodation

The property has the following approximate floor areas:-

Ground Floor	1,713 sq ft (159.16 sq m)
First Floor Residential	<u>1,121 sq ft (104.17 sq m)</u>
Total	2,834 sq ft (263.33 sq m)

Business Rates

The commercial element has a current rateable value of £10,700 giving rise to a business rates liability of £5,254 for the year to 5th April 2020.

The residential accommodation has a council tax band rating of 'B' which reflects an annual cost of £1,342 again for the year to 5th April 2020.

Planning

Whilst we understand the property's current permitted use is that of a public house with residential accommodation to the upper parts we are of the opinion that the property has considerable scope for alternative commercial use or indeed conversion of the entire building into a number of residential units subject to planning.

Energy Performance Certificate

Rating to be confirmed.

Terms

Offers in excess of £350,000 subject to contract are invited for the benefit of the freehold interest with vacant possession upon completion.

Alternatively consideration will be given to letting the whole property on a new lease upon terms to be agreed.

VAT

We are advised the property is not elected to VAT.

Fixtures & Fittings

The trade and catering fixtures and fittings are not included in the sale price but could potentially be purchased by separate negotiation.

Legal Costs

Both parties are to be responsible for payment of their own legal costs incurred during the course of the transaction.

Viewing

Strictly by prior appointment with the sole agents:

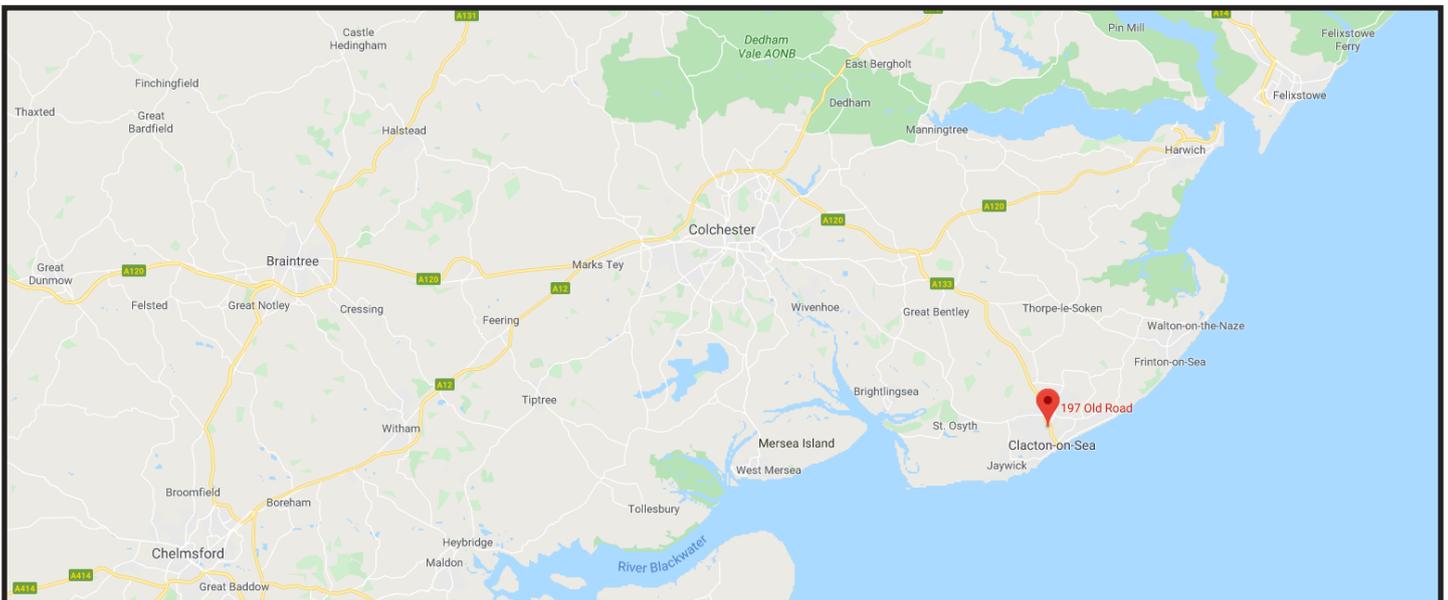
Fenn Wright

1 Tollgate East, Stanway, Colchester, CO3 8RQ

Contact:

Steven Donnelly T. 01206 216557 E. smd@fennwright.co.uk

Details



For further information

01206 216 565

fennwright.co.uk

Fenn Wright for themselves and for the vendors or lessors of this property whose agents they are give notice that:

- i. The particulars are set out as a general outline for the guidance of intending purchasers or lessees; and do not constitute, nor constitute part of, an offer or contract.
- ii. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- iii. The vendor or lessor does not make or give, and neither Fenn Wright nor any person in their employment has the authority to make or give, any representation or warranty whatsoever in relation to this property.
- iv. All statements contained in these particulars as to this property are made without responsibility on the part of Fenn Wright or the vendor/lessor.
- v. All quoting terms may be subject to VAT at the prevailing rate from time to time.
- vi. Fenn Wright have not tested any electrical items, appliances, any plumbing or heating systems and therefore, cannot give any warranty or undertaking as regards their operation or efficiency.

