



- **Character Property with Period Features**
- **Ground Floor Public House**
- **4 Bedroom Living Accommodation**
- **External seating for approx. 40 people**
- **Rear Garden**
- **Views over the Beach**
- **Site Area 0.075 Hectares (0.1865 Acres)**
- **Residential/Commercial Development Potential**
- **Freehold For Sale**



Accommodation

According to our calculations the property has the following Gross Internal Areas:

Ground Floor

Bar/Lounge	67.4 sq. m (725 sq. ft)
Lounge	11.9 sq. m (128 sq. ft)
Kitchen/Stores	13.4 sq. m (144 sq. ft)
Garage	5.2m x 4m

First Floor

Bedroom One	3.2m x 3.28m
Bedroom Two	4.7m x 3.9m
Bedroom Three	3.155m x 2.48m
Bedroom Four	4.075m x 3.092m
Lounge	3.336m x 5.78m
Balcony	2.906m x 1.4m

Location

Clacton is a major coastal resort in North East Essex accessed by the A120/A133 trunk road, approximately 15 miles east of Colchester with a resident population of circa 50,000, a population which doubles during the busy tourist summer months. The town also benefits from regular mainline rail links to London Liverpool Street via Colchester.

The property is situated towards the southern edge of Wash Lane close to its junction with West Road/Marine Parade West overlooking the Bowling Club and with commanding views over the beach.



Description

This character property constructed in the early 20th Century for Billy Butlin as a drinking establishment operates as a public house offering a fitted bar with period features, plus a lounge and kitchen with four first floor bedrooms, and additional lounge with balcony overlooking the sea, shower and WC facilities.

To the front, there is external seating for approximately 40 customers with a private drive to the side, a substantial detached garage beneath a pitched roof with a further external smoking area and a garden laid to lawn with decking.

Town Planning

The ground floor benefits from an established public house use and would be considered suitable for a range of alternative commercial uses including as a restaurant/tea rooms, retail or offices STP.

Interested parties should make their own investigations of Tendring District Council on 01255 686190.

Rateable Value

The Ground Floor commercial area appears in the Valuation List with a Rateable Value of £2,300.

The First Floor living accommodation is within Council Tax Band A.

Asking Price

Freehold offers are invited in the region of £557,500 with full vacant possession.

VAT

The property is not subject to VAT.

Legal Fees

Both parties will be responsible for their own legal costs incurred in any transaction.

EPC

The property has an EPC Rating of: TBC

Viewings

Strictly by prior appointment with the sole agents, Whybrow Chartered Surveyors.





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