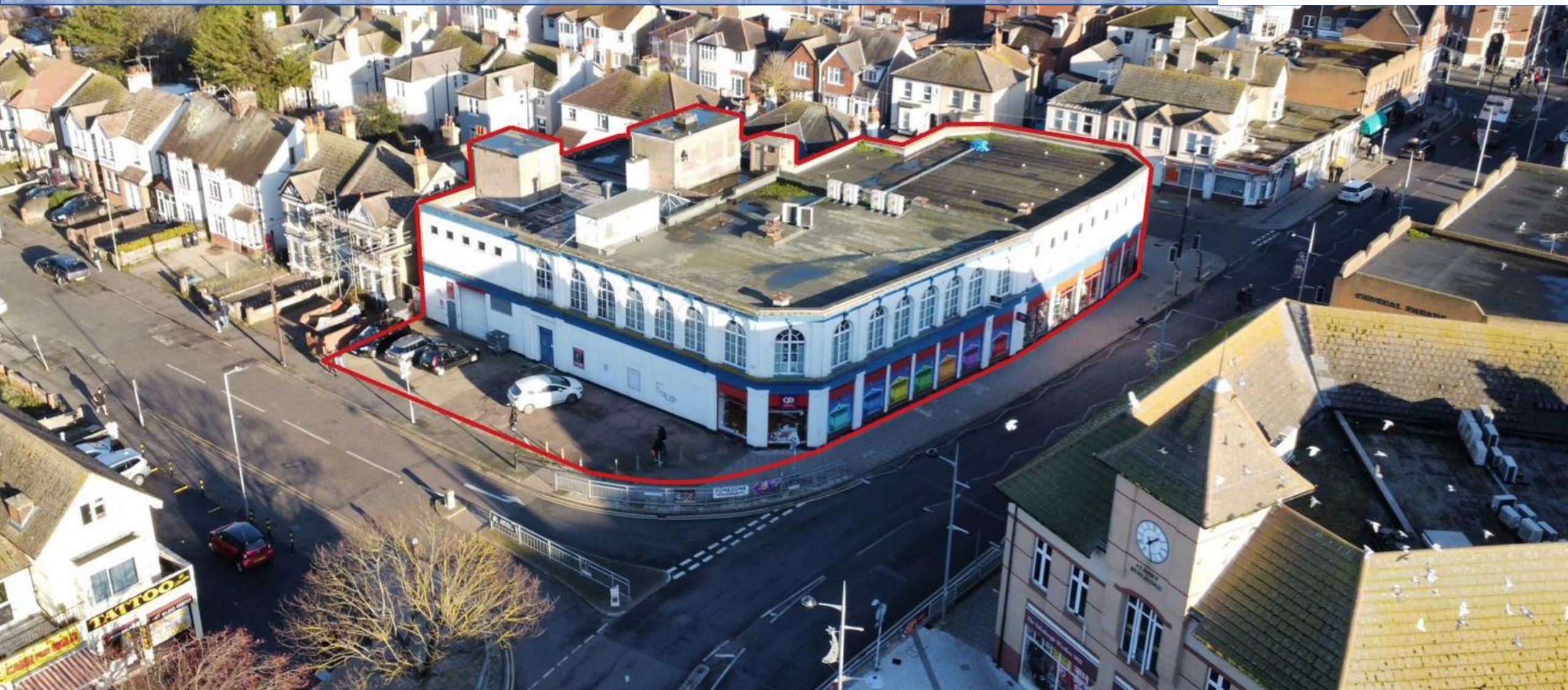


Clacton-on-Sea - 72-78 Rosemary Road, Essex CO15 1TZ
Freehold Former Department Store with Redevelopment Opportunity
Planning Approved for 7 Ground Floor Retail Units & 10 x 1-Bed Apartments



BLUE ALPINE

PROPERTY CONSULTANTS



Clacton-on-Sea - 72-78 Rosemary Road, Essex CO15 1TZ

Freehold Former Department Store with Redevelopment Opportunity

Planning Approved for 7 Ground Floor Retail Units & 10 x 1-Bed Apartments



Investment Consideration:

- Purchase Price: £1,100,000
- Vacant possession
- VAT is applicable to this property
- Comprises two-storey former department store
- Suitable for variety of Retail/Leisure use (Class E)
- Benefits from prominent Zone A frontage and 8 car parking spaces at front
- Total existing GIA: 1,815 sq m (19,539 sq ft)
- Benefits from 2 planning permissions granted in 2026 being for converting ground floor into 7 self-contained retail units (E) and converting first floor into 10 x 1-Bed residential apartments (C3)
- Further development potential to extend above, subject to obtaining the necessary consents
- Situated within 2 min walk from Clacton High Street main car park, with occupiers close by include The Edinburgh Woollen Mill, Nationwide, Betfred, Co-op Funeralcare, William Hill, TUI and Boots, amongst many others.



Clacton-on-Sea - 72-78 Rosemary Road, Essex CO15 1TZ

Freehold Former Department Store with Redevelopment Opportunity

Planning Approved for 7 Ground Floor Retail Units & 10 x 1-Bed Apartments



Property Description:

The property is arranged on ground and one upper floor to provide a large ground floor shop with ancillary accommodation to the rear. The first floor comprises further sales areas accessed via escalators together with ancillary accommodation. The property benefits from loading areas and marked car parking for some 8 cars, providing the following accommodation and dimensions:

Ground Floor Sales: 817.57 sq m (8,800 sq ft)

Ground Floor Ancillary: 89.20 sq m (960 sq ft)

First Floor Sales: 641.58 sq m (6,906 sq ft)

First Floor Ancillary: 266.88 sq m (2,873 sq ft)

Total area size: 1,815.23 sq m (19,539 sq ft)



Clacton-on-Sea - 72-78 Rosemary Road, Essex CO15 1TZ

Freehold Former Department Store with Redevelopment Opportunity

Planning Approved for 7 Ground Floor Retail Units & 10 x 1-Bed Apartments



Development Opportunity:

The property benefits from 2 planning permissions, one being for converting ground floor into 7 self-contained retail units, and another for converting first floor into 10 x 1-Bed apartments.

Ground Floor Retail: 827.66 sq m (8,908 sq ft)
7 Retail Units

First Floor Residential: 550.12 sq m (5,921 sq ft)
10 x 1-Bed apartments

Total Approved GIA: 1,377.78 sq m (14,829 sq ft)
Excluding communal and service areas

For more information, please refer to Tendring District Planning Portal: <https://idox.tendringdc.gov.uk/online-applications/>

REF: 26/00004/COUNOT - First Floor 10 x 1-Bed Flats

REF: 26/00011/FUL – Ground Floor 7 Retail Units

Additional development potential to extend above, subject to obtaining the necessary consents.



Clacton-on-Sea - 72-78 Rosemary Road, Essex CO15 1TZ

Freehold Former Department Store with Redevelopment Opportunity

Planning Approved for 7 Ground Floor Retail Units & 10 x 1-Bed Apartments



Approved Ground Floor

PROPERTY	TYPE	SQ M	SQ FT
Unit 1	Retail	92.93	1000
Unit 2	Retail	86.37	930
Unit 3	Retail	105.93	1140
Unit 4	Retail	135.17	1455
Unit 5	Retail	122.91	1323
Unit 6	Retail	144.95	1560
Unit 7	Retail	139.39	1500
Total		827.66 sq m	8,908 sq ft



Clacton-on-Sea - 72-78 Rosemary Road, Essex CO15 1TZ

Freehold Former Department Store with Redevelopment Opportunity

Planning Approved for 7 Ground Floor Retail Units & 10 x 1-Bed Apartments

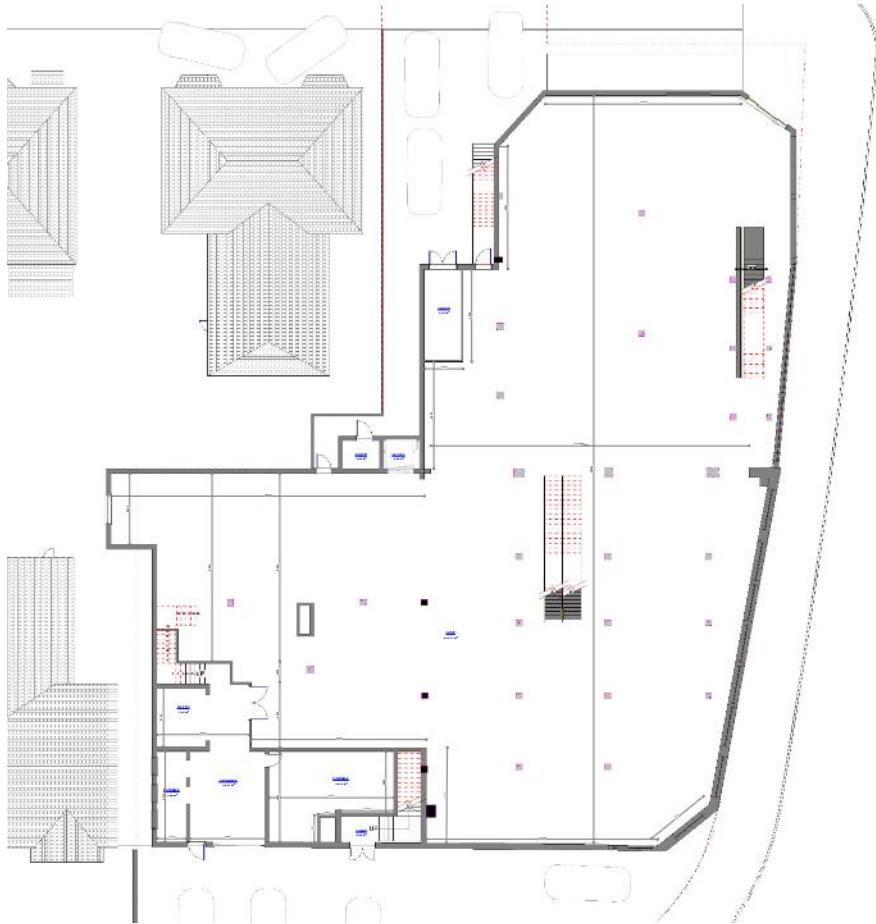


Approved First Floor

PROPERTY	BED / PERSON	SQ M	SQ FT
Apartment 1	1B 2P	65.16	701
Apartment 2	1B 2P	61.19	659
Apartment 3	1B 2P	59.75	643
Apartment 4	1B 2P	52.88	569
Apartment 5	1B 2P	54.26	584
Apartment 6	1B 2P	51.84	558
Apartment 7	1B 2P	50.39	542
Apartment 8	1B 2P	50.34	542
Apartment 9	1B 2P	53.19	573
Apartment 10	1B 2P	51.13	550
Total		550.12 sq m	5,921 sq ft



Clacton-on-Sea - 72-78 Rosemary Road, Essex CO15 1TZ
Freehold Former Department Store with Redevelopment Opportunity
Planning Approved for 7 Ground Floor Retail Units & 10 x 1-Bed Apartments



Existing Ground Floor

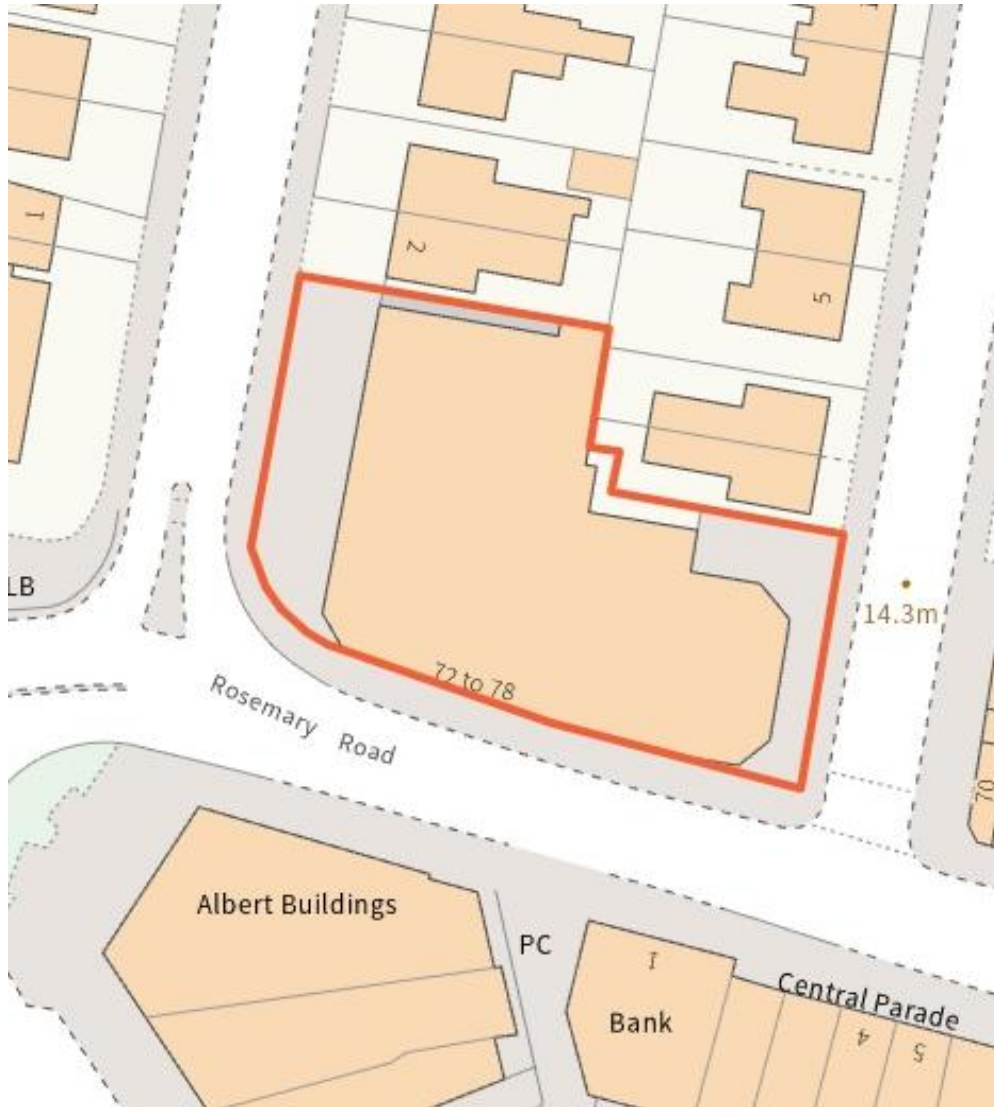


Existing First Floor

Clacton-on-Sea - 72-78 Rosemary Road, Essex CO15 1TZ

Freehold Former Department Store with Redevelopment Opportunity

Planning Approved for 7 Ground Floor Retail Units & 10 x 1-Bed Apartments



Clacton-on-Sea - 72-78 Rosemary Road, Essex CO15 1TZ

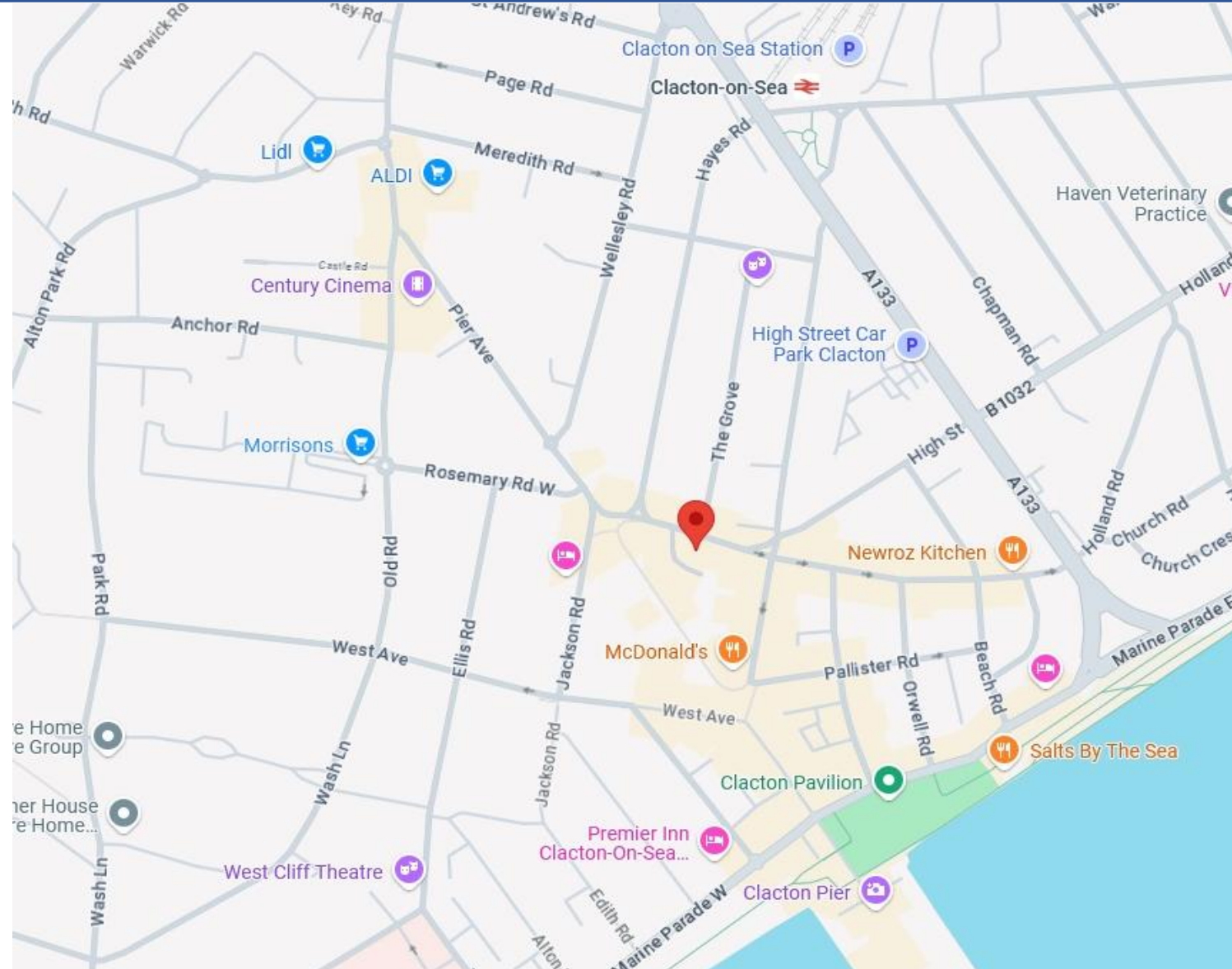
Freehold Former Department Store with Redevelopment Opportunity

Planning Approved for 7 Ground Floor Retail Units & 10 x 1-Bed Apartments



Location:

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 fronting the north side of Rosemary Road, between its junctions with Hayes Road and The Grove, within the town centre. Occupiers close by include The Edinburgh Woollen Mill, Nationwide, Betfred, Co-op Funeralcare, William Hill, TUI and Boots, amongst many others.



Clacton-on-Sea - 72-78 Rosemary Road, Essex CO15 1TZ

Freehold Former Department Store with Redevelopment Opportunity

Planning Approved for 7 Ground Floor Retail Units & 10 x 1-Bed Apartments

Contacts:

For further information or to schedule a viewing, please contact Joseph Bachman or Sam Georgev.



Joseph Bachman – COO
M: +44(0)77236 19270
E: joseph@bluealpine.com



Sam Georgev – VP Sales & Lettings
M: +44(0)75545 57088
E: sam@bluealpine.com



Address:

Blue Alpine Partners Limited
Trading Address: 54 Welbeck Street, Marylebone, London W1G 9XZ
Registered Address: Suite 115, Devonshire House, Manor Way, Borehamwood, Hertfordshire, WD6 1QQ

Disclaimer: Blue Alpine Partners prepares sales and letting particulars diligently and all reasonable steps are taken to ensure that they are correct. Neither a seller nor a landlord nor Blue Alpine Partners will, however, be under any liability to any purchaser or tenant or prospective purchaser or tenant in respect of them. If a property is unoccupied, Blue Alpine Partners may not have all the information required by a prospective purchaser or tenant in its possession, may not be able to obtain it and may not be able to verify all the information which it does hold. Prospective purchasers should make their own investigations before finalising any agreement to purchase or lease. In accordance with the Estate Agents Act 1979, it is disclosed that the directors and shareholders of the Blue Alpine Partners Limited have an interest in the property.