

Lot 63

Vacant Freehold Commercial Premises

Auction Date:
23rd July 2026

📍 17 St. Johns Road, Clacton-on-Sea, Essex, CO15 4BS

GUIDE PRICE

£45,000 - £50,000* + FEES



Scan the QR code to view the property online



CATEGORY

🏠 Vacant Commercial

TENURE

🏠 Freehold

KEY FEATURES

✓ Lock-Up Shop Premises

✓ Vacant Possession

✓ Basement Storage

✓ Cloakroom/WC

This freehold lock-up shop premises is situated in a mostly residential area of Clacton-on-Sea but close to a parade of shops. Previously utilised as a Post Office premises, the building has a main sales area with counter area and basement storage.

GROUND FLOOR

Entrance door to main shop front sales area, sales counter and service area, rear lobby, cloakroom/W.C. and access to basement storage.

EPC RATING

D (80). Total Floor Area 95 sq.m.

FREEHOLD WITH VACANT POSSESSION



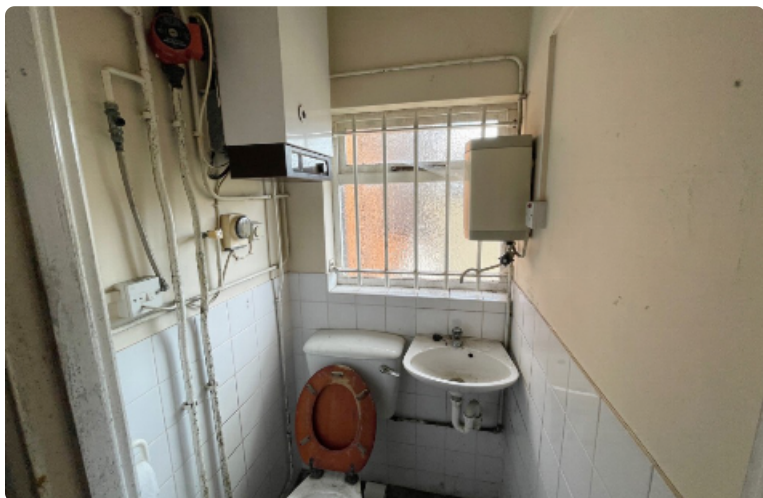
The map and satellite images are based on postcode information and are available for directions only. They may not necessarily show the exact lot being offered, but will be in close proximity. Please refer to the sale plan in the legal documentation for precise details of the lot to be sold.

Paul Bridgeman/Gabby Giedraite
on [01245 205778](tel:01245205778)

Service Providers

[Click here](#) if you are looking for a solicitor, insurance company, finance company or a property related organisation or firm

Additional Pictures





Important

All lots are sold subject to the legal documentation which includes the Common Auction Conditions and Special Conditions of Sale (unless varied by the Sellers Solicitors), together with the Addendum, which will be available on Auction Day.

* Price Information

Guides are provided as an indication of each Seller's minimum expectation. They are not necessarily figures at which a property will sell for and may change at any time prior to Auction. Unless stated otherwise, each Lot will be offered subject to a reserve (a figure below which the Auctioneer cannot sell the Lot during the Auction).

We expect the reserve will be set within the guide range or no more than 10% above a single figure guide. Please check our website regularly at cliveemson.co.uk, or contact us on 01622 608400, in order to stay fully informed with the up-to-date information.

Additional Fees

An Administration fee and Other non-optional fees may also be payable in addition to the bid price. All lots are offered subject to the Common Auction Conditions and Special Conditions of Sale or Revised Special Conditions of Sale (as applicable) and may include the repayment of search and other fees and or costs payable by the buyer.

All buyers are advised to inspect all available legal documentation prior to bidding and will be deemed to fully understand what they may be liable for if they are successful in purchasing. This should also include Stamp Duty, Land Registry fees and VAT which may become payable on completion in line with any property transaction, whether it is by auction or private treaty. If, as a buyer, you are in doubt you should seek advice from your own professional advisors. For more information on fees please go to [Buyers Fees](#)