

Clacton-on-Sea - 72-78 Rosemary Road, Essex CO15 1TZ
Freehold Former Department Store with Redevelopment Potential



BLUE ALPINE

PROPERTY CONSULTANTS



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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 GIA: 1,815 sq m (19,539 sq ft)
- Redevelopment potential to split ground floor into multiple retail units, converting upper floor into residential, as well as extending 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.



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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)



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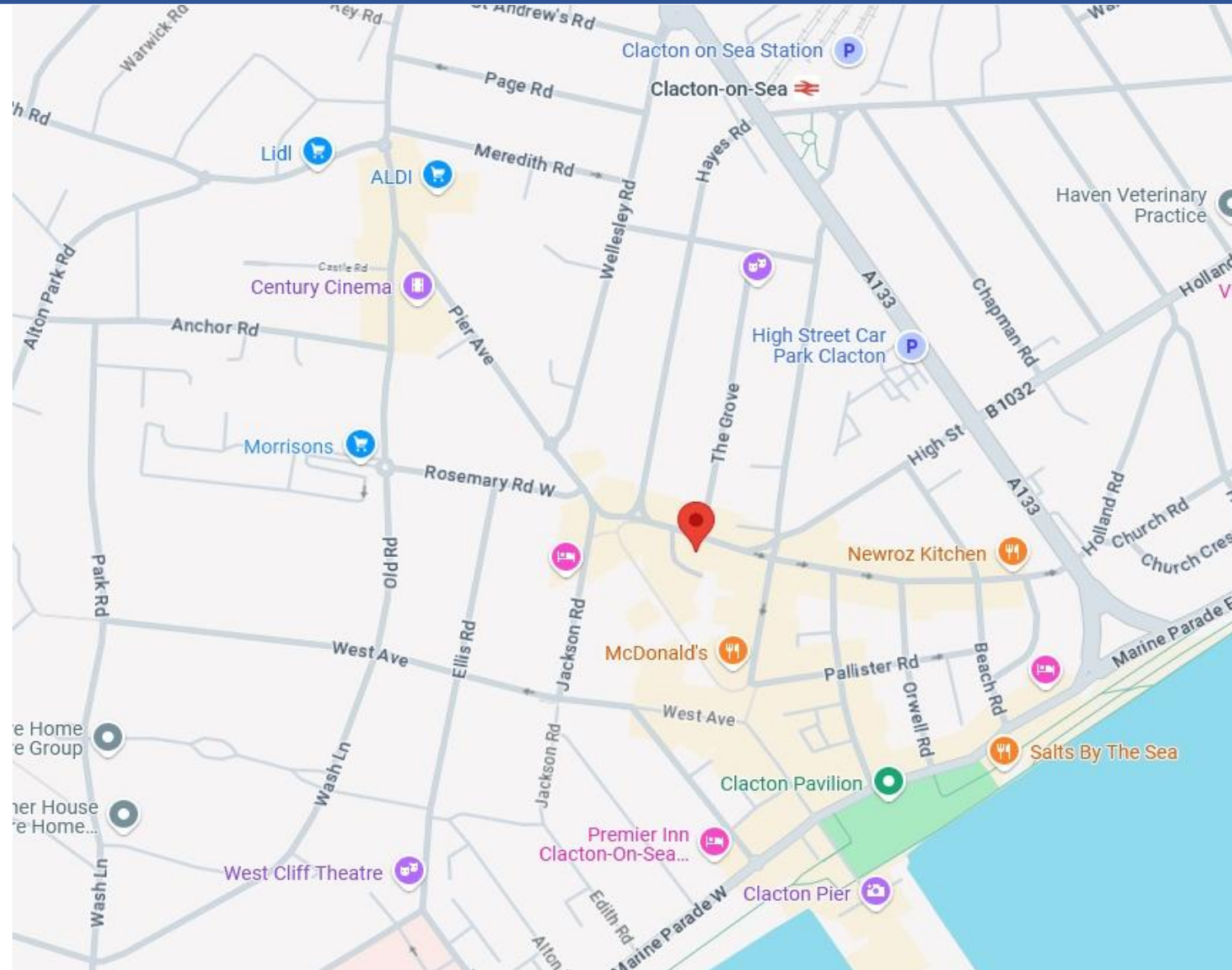
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Location:

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.



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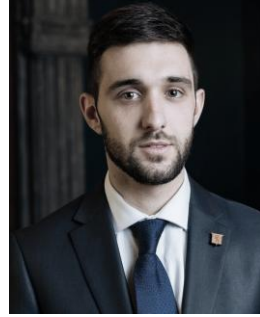
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Contacts:

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



BLUE ALPINE

PROPERTY CONSULTANTS

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

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