

43 Rosemary Road
Clacton-on-Sea
Essex, CO15 1PB



Price: £260,000



- Ideal Investment Opportunity
- Three Lettable Units
- Town Centre Location
- Vacant Corner Shop Unit
- 3 Bedroom Split Level Flat
- Single Occupied & Let Taxi Office
- Let Unit Generating £6000 P/A
- Keys to View (Vacant Units)

Mike Vincent & Son inc. Omega Property Services

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mvsestates.co.uk



Contact us via WhatsApp

Details with approximate only room sizes

Shop Showroom

8.1m x 4.62m (26' 7" x 15' 2")

(max measurements provided) Bi fold doors to front and side opening onto public pathway, double entrance doors, access to



Inner Hall

Storage niche, access to storage room with shelving, measuring 9'9" x 3'7" max, further access to

Kitchen/Preparation Area

2.79m x 4.67m (9' 2" x 15' 4")

Double drainer sink unit, single hand wash basin, fitted shelving, door to



Separate WC

0.91m x 2.03m (3' x 6' 8")

Low level WC, hand wash basin, extractor fan

Maisonette

Private street entrance door to entrance hallway, stair flight leading to first floor

First Floor Landing

Split level landing, stair flight to second floor, double glazed side window, doors to



Lounge

3.48m x 4.88m (11' 5" x 16')

Radiator, fire place surround, double glazed front and side windows



Kitchen

2.82m x 3.15m (9' 3" x 10' 4")

Fitted store cupboards, work surface with inset sink unit and cupboard below, wall mounted gas boiler, double glazed side windows

Separate WC

0.91m x 1.6m (3' x 5' 3")

Low level WC, hand wash basin, double glazed side window



Sitting Room

4.01m x 2.79m (13' 2" x 9' 2")

Radiator, double glazed side windows, door to

Bathroom

White suite with panelled bath, pedestal wash hand basin, radiator, window to rear

Second Floor Landing

Doors to



Bedroom 3

2.97m x 2.77m (9' 9" x 9' 1")

Radiator, door to eaves storage, double glazed side window

Bedroom 2

2.87m x 3.15m (9' 5" x 10' 4")

Radiator, double glazed side window, further door to

Bedroom 1

3.05m x 3.81m (10' x 12' 6")

Double glazed side windows

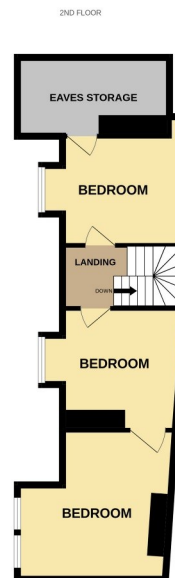


Commercial

To the rear there is an additional ground floor commercial unit which is currently occupied and trading as a taxi office. The current rent is £500pcm. External measurements (approx. only) are 15'2 x 14'6. Currently we have not carried out an internal inspection to ascertain layout and fixtures.



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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What you need to know...

Tenure: Freehold
 Council Tax Band: A
 Business Rates: Current rateable value for 43 is £9400.00 & for 43B is £1775.00
 Any known additional property charges: No
 Non-standard property features to note: No
 Disclosures to declare: None known
 Gas: Yes
 Electricity: Yes
 Water: Connected to mains
 Sewerage Type: Connected to mains
 Broadband: Connected
 Mobile coverage: Yes - Please refer to checker.ofcom.org.uk



Flood Risk:
 Surface water: Very Low Rivers and the sea: Very Low
 Groundwater: This location is outside of a groundwater flood alert area.
 Reservoirs: Flooding from reservoirs is unlikely in this area.
 For more information visit: <https://check-long-term-flood-risk.service.gov.uk/postcode>

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	61	68
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



Location: Scan the QR code below for instant navigation options



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