

Investment / Commercial Development Opportunity

12,250 sq. ft / 1138 m2 Industrial Unit on a 0.5-acre site

FREEHOLD FOR SALE

Used as a Snooker & Social Club, available with full VP

Valley Road, Clacton-on-Sea, Essex



020 8506 9900

www.countrywidecomm.co.uk

Connaught House, Broomhill Road, Woodford Green IG8 0XR

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Location:

Situated in the coastal town of Clacton-on-Sea approximately 1.3 miles from the Town centre and Clacton Pier. Valley Road is populated with a number of retail warehouses and large supermarkets that are within close proximity, well-known names that sit adjacent to the property are include **Range DIY, Screwfix, Farmfoods, F1 Autocentre** and opposite **Clacton Rugby and Bowls clubs** as well as **Asda supermarket** that is a 3 min drive away.

Distance to **Clacton-on-Sea Train station** (Greater Anglia) is 1m away and offers a direct route to **London Liverpool Street** in 1 hour & 30 mins.

Description & Accommodation:

The commercial space comprises a large industrial unit trading as a popular Snooker and Multi entertainment centre and is arranged over ground and first floor areas being utilised as a snooker hall, pool hall, fully licensed bar with a grill restaurant, a function room on the 1st floor with staff accommodation plus paring for 40 cars.

Approximate sizes and areas below:Ground Floor

Net internal area	7895 sq. ft	733.5 m2
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First Floor

Net internal area	4358 sq. ft	404.8 m2
Total internal floor space	12253 sq. ft	1138.3 m2

Site Area (inc unit)	21646.8 sq. ft	2011.05 m2
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Floor & site plans attached

Rates:

According to the VOA website the rates are assessed as follows: -

Rateable Value 2018: £35,750

UBR 2018/2019: 0.48 P/£

Rates Payable 2018/2019: **£17,160**

(N.b: Interested parties are requested to verify these figures with Tendering council rates dept.)

Terms:

Offers sought in the region of **£625,000**, subject to Contract and with full vacant possession

N.b All items (except for gym equipment) within the property are to remain to allow a potential purchaser to continue with the business if they wish to.

Legal Costs:

Each party to pay for their own legal fees.

Viewing:

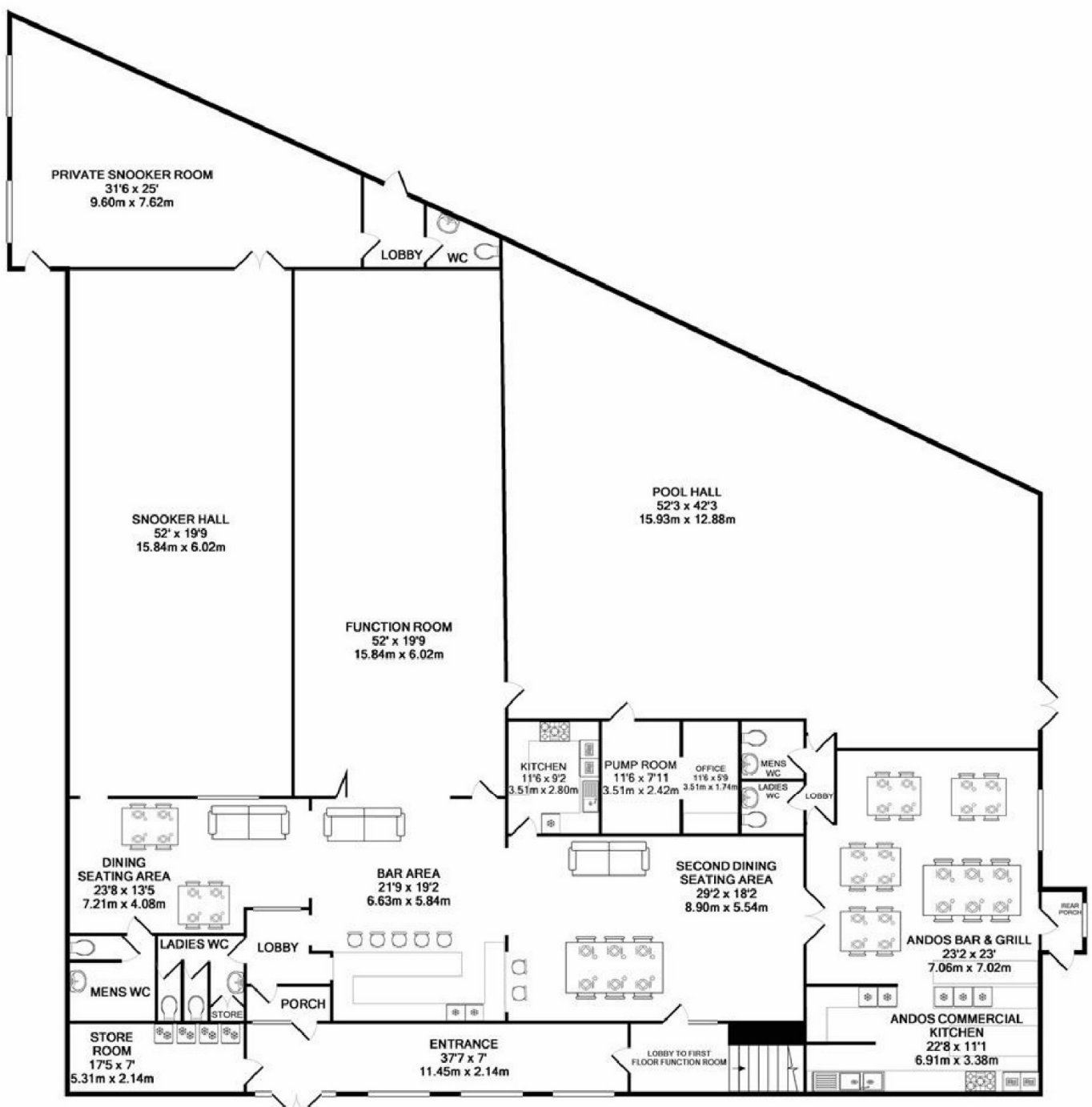
For further information please contact sole agents - Countrywide Commercial

Jason Grant

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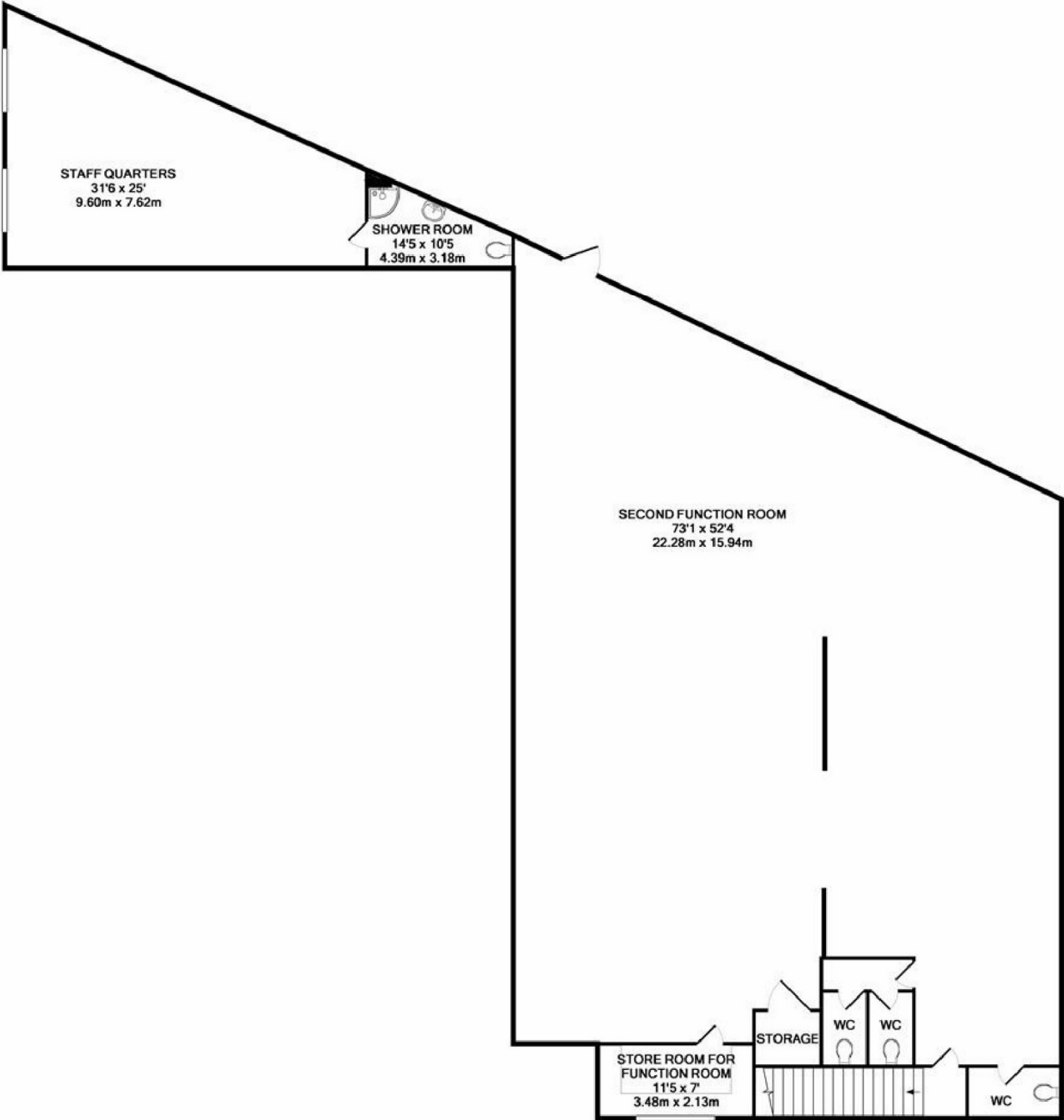
E: jason@countrywidecomm.co.uk

Ground Floor Plan



GROUND FLOOR
APPROX. FLOOR
AREA 7895 SQ.FT.
(733.5 SQ.M.)

First Floor Plan



1ST FLOOR
APPROX. FLOOR
AREA 4357 SQ. FT.
(404.8 SQ. M.)

TOTAL APPROX. FLOOR AREA 12253 SQ. FT. (1138.3 SQ. M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Site Plan



Internal Photos of the Property

