

36 St Osyth Road,
Clacton-on-Sea
Essex, CO15 3BW



Price: £250,000



- Freehold Property
- Ideal Investment Opportunity
- 52' Shop Showroom
- Three/Four Bed Apartment
- Enclosed Rear Garden
- Vacant Possession on Completion
- Main Road Location

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Details with approximate only room sizes

Separate double glazed entrance doors to flat and shop showroom

Shop Showroom

w: 15.85m x l: 4.88m (w: 52' x l: 16')

Measuring 52'10 x 16' max nar 8' at rear of showroom, with counter top area, under stairs storage cupboard, double glazed double doors to private rear garden, further access to



Kitchen/Preparation Area

w: 1.63m x l: 1.22m (w: 5' 4" x l: 4')

Work top with sink unit, base and eye level storage units, tiled splash backs.

WC w: 1.8m x l: 1.63m (w: 5' 11" x l: 5' 4")

Low level WC, pedestal wash basin, double glazed rear window



Rear Garden w: 9.45m x l: 4.57m (w: 31' x l: 15')

Partly lawned with mature shrub and flower beds, patio area, fish pond, wooden storage shed and gated rear access

Split Level First and Second Floor

Directly accessed via ground floor street door to hallway area, internal door to shop, stair flight to

First Floor Landing

Radiator, stair flight to second floor, door to



Kitchen

w: 3.96m x l: 3.02m (w: 13' x l: 9' 11")

Fitted with a range cream coloured laminated fronted units comprising of rolled edge work surfaces with cupboard and drawers below, inset single drainer sink unit with mixer tap over, matching eye level cupboards, tiled splash backs, recessed shelving, access to

Lounge

w: 4.7m x l: 3.86m (w: 15' 5" x l: 12' 8")

Radiator, fireplace surround, storage cupboard, double glazed front window





Inner Hallway/Utility Area

Cupboard housing central heating boiler, worktop with space below and eye level storage units over, radiator, double glazed rear window, doors to

Dining Room/Bedroom

w: 2.92m x l: 2.39m (w: 9' 7" x l: 7' 10")

Radiator, double glazed rear window

Bathroom w: 1.83m x l: 1.52m (w: 6' x l: 5')

White suite comprising of panelled bath with shower over, pedestal wash hand basin, low level WC, tiled walls, heated towel rail.

Second Floor Landing Loft access, doors to

Bedroom 1

w: 3.91m x l: 3.1m (w: 12' 10" x l: 10' 2")

Radiator, double glazed rear window

Bedroom 2 w: 4.57m x l: 2.36m (w: 15' x l: 7' 9")

Radiator, double glazed front window

Bedroom 3 w: 3.2m x l: 2.36m (w: 10' 6" x l: 7' 9")

Radiator, double glazed front window

Shower Room

w: 2.03m x l: 1.65m (w: 6' 8" x l: 5' 5")

White suite comprising of shower cubicle, pedestal wash hand basin, low level WC, tiled walls, heated towel rail, double glazed rear window

Agents Note Whilst the current owners are still trading from the premises the property will not be sold as a going concern. Should anyone wish to discuss taking the business over this can be done direct with the owner and under separate negotiation. The property is being marketed as freehold vacant possession.

Consumer Protection from Unfair Trading Regulations 2008

The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of the Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



GROUND FLOOR

1ST FLOOR

2ND FLOOR



Whilst 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: B (for 36A Flat)

Any known additional property charges: No

Non-standard property features to note: Mixed use commercial and residential.

Disclosures to declare: None

Gas: Yes (Flat only)

Electricity: Yes

Water: Connected to mains (shop is on a sub meter)

Sewerage Type: Connected to mains

Broadband: Available

Mobile coverage: Yes - Please refer to checker.ofcom.org.uk



Flood Risk:

Surface water: Very Low Rivers and the sea: Very Low

Other flood risks: Groundwater: Flooding from groundwater is unlikely in this area.

For more information visit: <https://check-long-term-flood-risk.service.gov.uk/postcode>

Reservoirs: Flooding from reservoirs is unlikely in this area.



Location: Scan the QR code below for instant navigation options



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