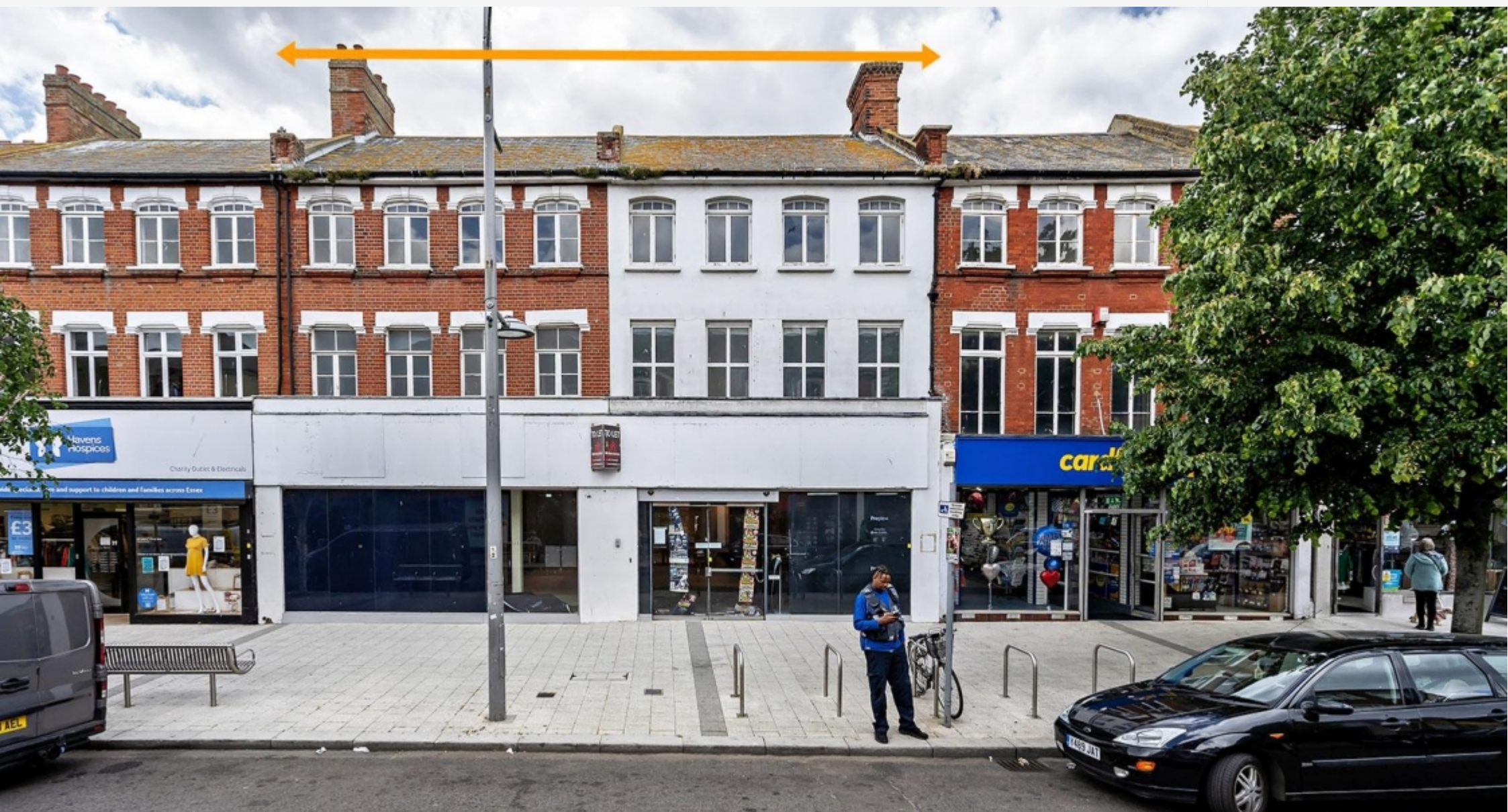


# Lot 33, 25-27 Station Road, Clacton-on-Sea,

**Essex CO15 1TD**

For sale by Auction on 10th July 2025 (unless sold or withdrawn prior)



Freehold Retail & Development Opportunity

[www.acuitus.co.uk](http://www.acuitus.co.uk)

# Lot 33, 25-27 Station Road, Clacton-on-Sea, Essex CO15 1TD

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## Property Information

### Freehold Retail & Development Opportunity

- Substantial double fronted former bank building
- Approx. 645.50 sq m (6,946 sq ft)
- Of interest to developers owner occupiers
- Potential to split to provide two units
- Change of use potential of the upper floors (subject to consents)
- Nearby occupiers include McDonalds, Taco Bell, Holland & Barrett & Boots
- VAT-free opportunity

#### Lot

33

#### Auction

10th July 2025

#### Vacant Possession

#### Status

Available

#### Sector

High Street Retail, Development

#### Auction Venue

Live Streamed Auction

### Location

#### Miles

16 miles south-east of Colchester, 70 miles north-east of Central London

#### Roads

A133, A120, A12

#### Rail

Clacton-on-Sea

#### Air

London Southend

### Situation

The property is prominently situated in the heart of Clacton town centre on the west side of Station Road, close to its junction with Rosemary Road and High Street. Nearby occupiers include McDonalds, Taco Bell, Holland & Barrett and Botts The Chemist.

### Tenure

Freehold.

### Description

The property comprises a large, double fronted former bank building arrange over ground, first and second floors. The property benefits from rear access via Rosemary Road. The upper floors may be suitable for change of use, subject to obtaining the necessary consents.

### VAT

VAT is not applicable to this lot.

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Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m (1)	Floor Areas Approx sq ft (1)	Possession
Ground	Former Banking Hall	331.10	(3,563)	VACANT
First	Offices	220.60	(2,374)	
Second	Ancillary	93.80	(1,009)	
Total		645.50	(6,946)	

(1) The floor areas stated above are those published by the Valuation Office Agency (www.voa.gov.uk).



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## Contacts

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**Alyson Thornton-Clark**  
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2024