

Lot 15, 39–55 High Street, Clacton-on-Sea,

Essex CO15 1NV

For sale by Auction on 18/May/2022 (unless sold or withdrawn prior)



Extensive Town Centre Freehold with Future Asset Management Opportunitites

www.acutus.co.uk

Property Information

Extensive Town Centre Freehold with Future Asset Management Opportunitites

- Supermarket in central Clacton-on-Sea comprising 2,864.60 sq m (30,835 sq ft) on a site area of 0.36 Ha (0.89 Acres)
- Let to Sainsbury's Supermarkets Ltd until July 2023 (not currently in occupation)
- Strategic position on the High Street with extensive frontage and vehicular access via Camarvon Road (A133)
- Adjacent to a Council owned car park providing 300 spaces and to the retail pitches of Station Road, Pier Avenue and Clacton Railway Station
- The building could be suitable for future redevelopment or alternative uses (subject to necessary consents)

Lot

15

Auction

18/May/2022

Rent

£355,000 per Annum Exclusive

Status

Available

Sector

Supermarket

Auction Venue

Live Streamed Auction

On Instructions of a Fund Manager

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

Clacton-on-Sea is a popular seaside resort on the Tendring peninsular and is the largest town on the Essex coast, 16 miles south-east of Colchester and 70 miles north-east of Central London. The property occupies a substantial site on the north side of High Street, opposite its junction with Beach Road which provides primarily residential dwellings. Additional access to the property can be obtained from Camarvon Road which neighbours the 300 space Council owned car park. Nearby retailers include Post Office, Sports Direct, ATS and HSBC.

Tenure

Freehold.

EPC

Please see the legal pack.

Description

The property comprises a two storey building extending to 30,835 sq ft, providing ground floor retail accommodation with ancillary on the first and second floors. The store is rectangular in shape and benefits from a large service yard and separate staff parking.

The property may benefit from future redevelopment for a variety of uses including residential, subject to necessary consents/permissions. Interested parties should contact the local planning authority with further queries.

VAT

VAT is applicable to this lot.

Planning

Tendring District Council Tel: 01255 686868
<https://www.tendringdc.gov.uk/planning> Town Hall, Station Road, Clacton-on-Sea, Essex, CO15 1SE

Completion Period

6 week completion available.

DISCLAIMER

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Tenancy & Accommodation

Floor	Use	Floor Areas (Approx sq m)	Floor Areas (Approx sq ft)	Tenant	Term	Rent p.a.x.
Ground	Retail	1,728.60	(18,607)	Sainsbury's Supermarkets Ltd (on assignment Somerfield Property Company Limited) (2)	35 years expiring 24/07/2023	£355,000
First	Ancillary	1,064.40	(11,457)			
Second	Ancillary	72.60	(771)			
Total (1)		2,864.60	(30,835)			£355,000

(1) The Gross Internal Areas (GIA) above were the agreed areas from the 2013 rent review settled by arbitration.

(2) The tenant is not currently in occupation.

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September 2020