

HARWIN

Thomas House, Telford Road, Gorse Lane Industrial Estate, Clacton-On-Sea, Essex, CO15 4LP



Commercial Investment Opportunity

- Detached commercial building
- 5 Self contained units
- 5,049 Sq. Ft. / 469.05 Sq. M.
- Currently generating £32,352 per annum
- NO VAT

For Sale

LOCATION

Clacton, a popular and thriving coastal town is situated approximately 15 miles east of Colchester via the A133 trunk road and has a population of circa 53,000 which rises significantly during the summer months.

Clacton main line rail station provides a regular service to London Liverpool Street.

Gorse Lane Industrial Estate is a long established and popular industrial area in Clacton. There are a wide range of major occupiers on the estate including Bookers Cash & Carry, Veolia, Johnsons Hotel Linen and Dura Composites.

Clacton Shopping Village is also located on the estate and offers a range of excellent amenities provisions for staff based on the estate.



SITUATION

The property was originally built as a snooker hall with the accommodation arranged over two floors, with loading and parking to the front of the property.

In 1999 the current owners obtained change of use from a snooker hall to a fitness club (99/00885/FUL). Shortly after the change of use, the property was extended on the ground floor, in 2000 (00/00015/FUL), which is known as unit B, currently occupied by the boxing club.

More recently the property has been converted into 5 self-contained commercial units, which are predominately occupied by Leisure users.

There are also two storage containers to the front of the property which are let out to one of the current tenants on a more informal basis. Further information can be found in the tenancy schedule.

The building represents an excellent opportunity for a private investor to own and manage their own multi-let building and grow the income stream due to the reversionary nature of some of the current leases.

ACCOMMODATION/FLOORPLANS

Area	SQ FT	M ²
Unit A	2,110	196
Unit B (plus first floor store with restricted height)	1,023	95
Unit C	1,023	95
Unit D	753	70
Unit D2	140	13
Total	5,049	469
One x 20ft storage containers		

(All figures provided by the vendor are approximate and measured on a gross internal basis)



TENANCY SCHEDULE

UNIT	TENANT	AREA (SQ. FT.)	EPC	RENT (P.A)	RENT (PER SQ. FT.)	START DATE	RENT REVIEW DATE	LEASE BREAK DATE	EXPIRY DATE	CURRENT USE	COMMENTS
A	Sophia May Vinter	2,110	B - 32	£10,800	£5.12	01/04/2024	01/04/2027	N/A	31/03/2029	Dance Studio	Tenant has the option to extend the lease, for a period to be agreed, 3 months before the end of the current lease. Rent payable monthly in Advance. 3 months rent held as deposit.
B	Brian Argent. Trading as B&H Co	1,023	A - 23	£6,600	£6.45	01/02/2024	1/02/2027	N/A	31/01/2029	Boxing Gym	Tenant also rents one 20ft shipping container. Tenant has the option to extend the lease, for a period to be agreed, 3 months before the end of the current lease. Rent payable every 6 months in advance. Includes 1 x 20ft Container.
C	Samnatha Vinter	1,023	D - 76	£6,000	£5.87	01/01/2020	N/A	N/A	31/12/2025	Dance Studio	3 months rent deposit held.
D	Stuart Cox	753	D - 78	£5,400	£7.17	01/11/2023	N/A	N/A	31/10/2024	Storage/ Workshop	3 months rent deposit held.
D2	Chantelle Brown	140	C - 73	£2,592	£18.51	01/02/024	N/A	N/A	31/01/2025	Massage Therapy	1 month rent deposit held.
SC1	Brian Argent			£960						Container	Rolling Agreement
Total Income				£32,352							

(All figures provided by the vendor are approximate and measured on a gross internal basis)



ADDITIONAL INFORMATION

VAT

We understand that the property is not elected for VAT.

LEGAL & PROFESSIONAL COSTS

Each party to be responsible for their own legal and professional costs incurred in this transaction.



ADDITIONAL INFORMATION

TENURE

Freehold

PROPOSAL

Offers are invited for the freehold interest, subject to the current tenancies.

Offers in the region of £435,000



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Viewing strictly by appointment only.



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Details prepared on October 2024

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