



## Former ATS Centre

65 High Street, Clacton on Sea, CO15 6PW

### Rare Part Freehold / Part Long Leasehold Industrial Unit For Sale with Vacant Possession

**11,878 sq ft**  
(1,103.50 sq m)

- Excellent Roadside Frontage to the B1032
- Vacant Possession
- Development Potential STPP
- 23 parking spaces
- 0.35 Acre Site Area
- OIEO £750,000 excl, VAT invited on an unconditional basis

## Summary

<b>Available Size</b>	11,878 sq ft
<b>Rates Payable</b>	£35,280 per annum Current 2026/2027 Rates List
<b>Rateable Value</b>	£73,500
<b>EPC Rating</b>	Upon enquiry

## Description

Previously occupied as a car dealership, the premises comprise a mix of single storey flat roof and two storey converted accommodation including workshop, warehouse, reception and tyre storage areas, together with redundant first floor office/storage space.

The front section provides an eaves height of approx. 3.1m, with the rear warehouse/workshop eaves height of approx. 4.2m. The property also benefits from reception facilities, staff and customer WC amenities, a kitchenette, approx. 23 forecourt parking spaces, 4 workshop bays in the front section and a further 4 bays to the rear including an MOT bay, accessed separately via Chapman Road.

## Location

Fronting the High Street (B1032) on the north side, spanning the junctions with Carnarvon Road (A133) and Chapman Road. It is surrounded by 2 & 3 storey buildings with residential and commercial uses. The prime pedestrianised retail pitch is within short walking distance to the south west.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Front & Rear Workshops	5,703	529.83
Ground - Reception / Office / Store	846	78.60
Ground - Ground Floor Store	626	58.16
1st - First Floor Office / Store	963	89.47
Ground - Ground Floor Workshop / Store	1,964	182.46
1st - First Floor Store	1,776	165
<b>Total</b>	<b>11,878</b>	<b>1,103.52</b>

## Terms

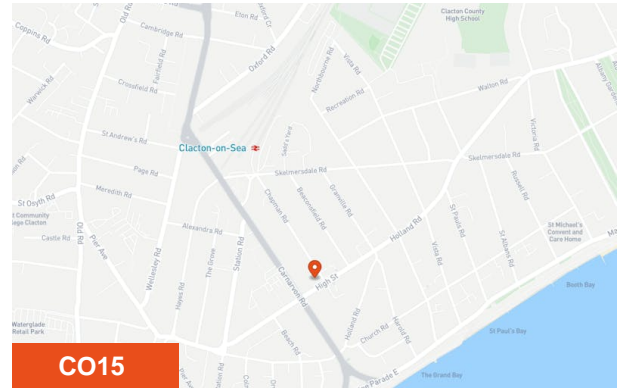
Offers in excess of £750,000 exclusive of VAT are invited for the part freehold and part long leasehold interest with vacant possession.

## Tenure

The property is available part Freehold (front of the site) and part Long Leasehold 999 years from 25th December 1953 held on a peppercorn rent (rear of the site).

## Anti Money Laundering

In accordance with the current Anti-Money Laundering (AML) Regulations, the purchaser will be required to provide and satisfy the Vendor and their agents on the source of the funds used to acquire the property in advance of an exchange.



## Viewing & Further Information

**Jonathan Moore**

07999 041 713

jonathan.moore@htc.uk.com

**George Ives**

07442 424 528

george.ives@htc.uk.com



Leisure Centre

Clacton County High School

Sta

SKELMERSDALE ROAD

CLACTON ROAD

CLACTON ROAD WEST

CLACTON ROAD EAST

CLACTON ROAD

CLACTON ROAD

CLACTON ROAD

CLACTON ROAD

CLACTON ROAD

CLACTON ROAD

CLACTON ROAD

CLACTON ROAD

CLACTON ROAD

CLACTON ROAD

CLACTON ROAD

CLACTON ROAD

CLACTON ROAD

CLACTON ROAD

CLACTON ROAD

CLACTON ROAD

CLACTON ROAD

