

Lot 15

130 Pole Barn Lane, Frinton On
Sea, Essex CO13 9NG

GUIDE PRICE: £140,000



**FREEHOLD COMERCIAL BUILDING WITH
RESIDENTIAL POTENTIAL**

This multi-use commercial unit is arranged over two floors and set back from the road via a hardstanding which provides off-street parking and delivery access. Frinton on Sea main line station is about 500m distant. This lot is sold with the benefit of vacant possession and will be of interest to owner/occupiers, investment purchasers and developers. We are advised that a planning consultant on behalf of the owner has had verbal discussions with the local Planning Department and indications are favourable for either converting or demolishing the existing building and the subsequent provision for a number of self-contained residential flats. Purchasers must rely upon their own enquiries in this regard.

ACCOMMODATION

First Floor: Boarded flooring and eaves storage. VOA listed as 666 sq ft (61.9 sq m)

Ground Floor: Entrance lobby, Two offices, Two inner workshop/storage areas, Kitchen/staff area, Cloakroom/WC. VOA listed as 1456 sq ft (135.3 sq m)

Outside: Block paved frontage providing off road parking.

LOCAL AUTHORITY & RATING

Tendring District Council 01255 686868 Rateable Value: £5,475

TENURE

Freehold

VENDORS SOLICITORS

Mr John Roberts, Whiskers LLP, 6 Mitre Buildings, Kitson Way, Harlow, Essex, CM20 1DR, 01279439439

VIEWING TIMES

By appointment through the Joint Auctioneers

JOINT AUCTIONEERS

Front Estates, Suite 15, , IP City Centre,
Bath Street, Ipswich, IP2 8SD, 01473 390 990



STARTING BID

FINAL BID

NOTES

SOLD UNSOLD SOLD PRIOR WITHDRAWN