



## INVESTMENT OPPORTUNITY Business/Tenancies Not Affected

# FOR SALE

9/9a High Street & Alice Cottage  
Great Dunmow  
Essex  
CM6 1AB

- Current Income £38,900 per annum\*
- Grade II Listed
- Fully Let On 3 Tenancies
- Popular Cafe
- Two x 2 Bedroom Residential Units
- EPC Ratings:
  - Shop - C
  - Flat - D
  - Cottage - D

SALE PRICE £650,000

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## DESCRIPTION

9/9a High Street and Alice Cottage comprise a fully let mixed commercial and residential investment opportunity. The property is well presented, with long standing tenants in situ.

The ground floor shop currently trades as a café, and has basement storage which can be accessed directly off White Street.

9a High Street comprises a two bedroom split level apartment and is accessed from the High Street.

Alice Cottage is accessed from the rear of White Street and is two storey with 2 bedrooms and additional basement storage.

### Listing – Grade II

Shop, early C19, timber framed and plastered with C20 pargetting, 2 storeys with slate gabled roof and 2 ridge line square stacks. First floor has 4 double hung sash windows with moulded surrounds and margin glazing bars. Ground floor has 2 early C19 doorcases with flat hoods, reeded architraves and frieze panels with 3 diamond shaped insets. Also a plain glass small window. Off-centre, slightly bowed contemporary shopfront, with small panes, strip pilasters and scroll brackets supporting moulded cornice/canopy. Rails of old shutters across front. Plastered panel beneath shopfront with “Family Roper Chemist” in good sans serif raised lettering.

## TERMS

For Sale Freehold, subject to the existing tenancies.

## LEGAL COSTS

Each party is to bear their own legal fees incurred in the transaction.

## VAT

Unless otherwise stated, all prices and rents quoted are exclusive of VAT. Any intending purchasers must satisfy themselves independently as to the incidence of VAT in respect of any transaction. We understand VAT is not applicable.

## MONEY LAUNDERING REGULATIONS 2017

Estate Agents are required to gain proof of identity from Companies and Individuals before accepting an offer for any property. Further information upon request.

## CONSUMER PROTECTION REGULATIONS

You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations or online at <https://www.rics.org/uk/upholding-professional-standards/sector-standards/real-estate/code-for-leasing-business-premises-1st-edition/>



Address	Tenant	Size	Rent PA	Terms	Notes
9 High Street	T/a Meadow Hill Cafe	Ground 761 sq ft Base 750 sq ft	£14,000*	Expiring 31 May 2027	①
9a High Street	Croasdale	2 bedrooms 735 sq ft	£11,700	From May 2021 Statutory Periodic Tenancy	
Alice Cottage	Joy & Allen	2 bedrooms 813 sq ft	£13,200	From July 2024 Assured Shorthold Tenancy	

① Interior repairing and insuring, including windows and doors, subject to Schedule of Condition. Service charge towards external decoration, structure excluded. No further rent reviews. Inside the Act. \* rent reduced by agreement to £12,000 pa (undocumented).

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