

# Althorne



## FOR SALE

Mecoys  
Wrekin Farm  
Burnham Road  
Althorne  
CM3 6DT

**OFFICE**  
2,570 SQ. FT. (239 SQ. M.)



Main Road Position



Refurbished



First floor office



Off road parking



Would suit a variety of uses



**Ayers & Cruiks**  
COMMERCIAL

**SOUTHEND OFFICE**  
**01702 343060**

**CHELMSFORD OFFICE**  
**01245 202555**

# DESCRIPTION AND LOCATION

The property is located on Burnham Road (b1010) in Althorne which is 16 miles east of Chelmsford and 9 miles from Maldon.

The property is currently trading as farm / gift shop, but we feel that it could suit many uses, internally the property measures approximately 2286 sqft on the ground floor with a large retail area, kitchen and WC's, on the first floor is an office measures approximately 302 sqft plus ancillary storage, externally the property has off road parking to the front plus customer parking to the side



## ACCOMODATION

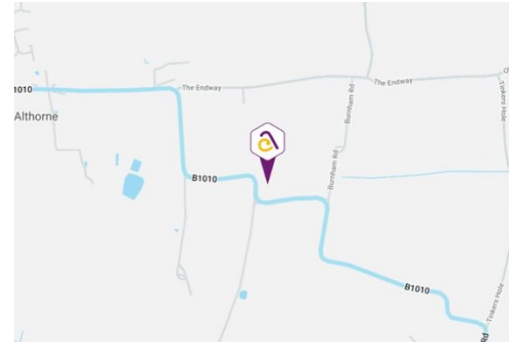
	SQ. FT.	SQ. M.
FLOOR AREA	2,570	239
<b>TOTAL</b>	<b>2,570</b>	<b>239</b>

## TERMS

Not Applicable

## EPC

D 84



## BUSINESS RATES

Ratable Value UBR Ratable Payable  
 £13,500 49.9 £6,736.50  
 Interested parties are advised to confirm the rating liability with Maldon District Council 01621 854477

## LEGAL COSTS

Each party to be responsible for their own legal costs

## TENURE

Freehold

## PRICE

£475,000

## VAT

Plus VAT If Applicable

## VIEWING

Strictly by prior appointment via vendors appointed agents Ayers&Cruikis

## Misrepresentation Act 1967

These particulars do not constitute, any part of an offer or a contract. All statements contained within these particulars as to this property are made without responsibility on the part of Highlands Properties Ltd. T/A Ayers & Cruiks, of the vendors or lessors.

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All prices, premiums or rents stated are deemed to be exclusive of VAT, unless stated otherwise.



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