






BURNHAM-ON-CROUCH



TO LET / FOR SALE

18 High Street
Burnham-On-Crouch
Essex
CM0 8AA

RETAIL/OFFICE
2094 SQ.FT. (194.5 SQ.M.)

-  8 Parking Spaces to the Rear
-  High Pedestrian & Vehicular Traffic
-  Corner Position
-  Offers in the Region of £550,000
-  Rent £32,000 per annum exclusive



Ayers & Cruiks
COMMERCIAL

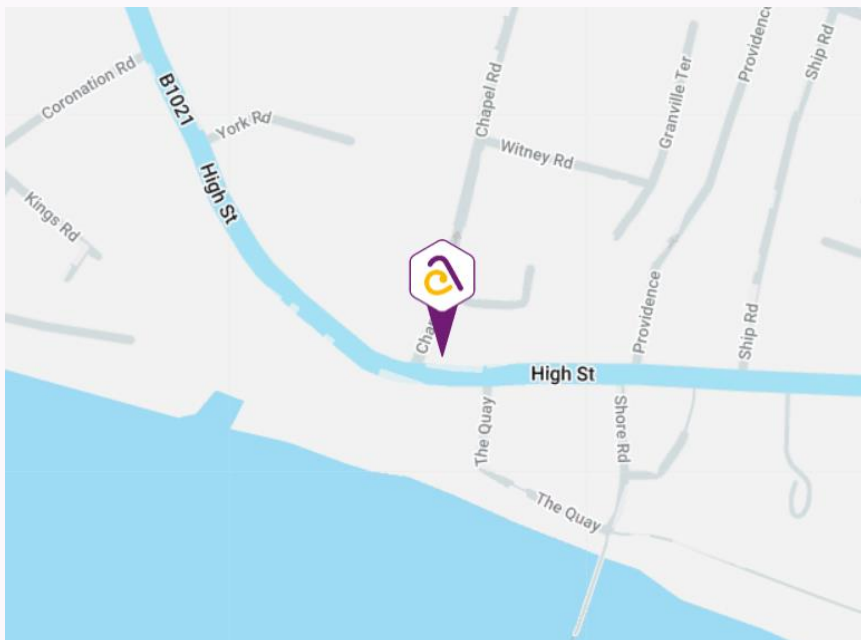
SOUTHEND OFFICE
01702 343060

CHELMSFORD OFFICE
01245 202555

DESCRIPTION AND LOCATION

The premises are strategically positioned at a prominent corner on the north side of High Street, where it intersects with Stebbings Court. Adjacent businesses include One Stop and various independent retailers.

Featuring a former ground-floor banking hall and offices, the property includes a staff room on a portion of the first floor. Additionally, there is a self-contained residential flat on the remaining first-floor space which has been sold off on a long lease. The property also has eight dedicated parking spaces to the rear.



ACCOMODATION

Ground Floor: 1901 sq.ft (176.6 sq.m)
First Floor: 193 sq.ft (17.9 sq.m)

Total approx. area 2094 sq. ft. (194.5 sq. m.)

TERMS

The premises is available to let upon a new full repairing and insuring lease for a term to be agreed

EPC

Awaiting EPC

RENT

£32,000 per annum exclusive, plus VAT if applicable.

PRICE

Offers in the Region of £550,000 plus VAT if applicable

BUSINESS RATES

Rateable Value	UBR	Rates Payable
£22,000	49.9p	£9,878

Interested parties are advised to contact Maldon District Council on 01621 854477

LEGAL COSTS

LEASE

Ingoing tenant is responsible for the landlord's reasonable legal costs.

FREEHOLD

Each party is to be responsible for their own legal costs incurred

TENURE

Leasehold or Freehold

VIEWING

Strictly by prior appointment via landlords appointed agents Ayers & Cruiks

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. None of the statements contained within these particulars are to be relied upon as statements or representations of fact.

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



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