






# 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

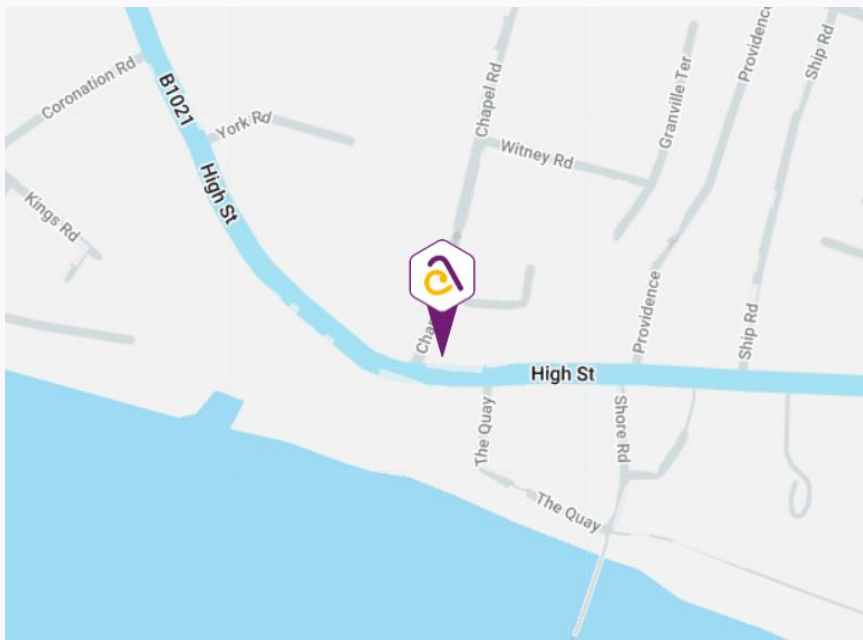
**SOUTHEND OFFICE**  
**01702 343060**

**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

The Flat above has been sold on a 125 year lease until 10/01/2133

## 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.



**Ayers & Cruiks**  
COMMERCIAL

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## CHELMSFORD OFFICE

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