

Maldon - 106 High Street, Essex CM9 5ET
Freehold Vacant Retail Investment



BLUE ALPINE

PROPERTY CONSULTANTS



Maldon - 106 High Street, Essex CM9 5ET

Freehold Vacant Retail Investment



Investment Consideration:

- Purchase Price: £375,000
- Vacant possession
- ERV: £25,000 p.a. GIY: 6.67%
- VAT is NOT applicable to this property
- Comprises ground floor retail shop with ancillary at first floor and rear garden,
- Nearby occupiers include café/restaurants, pet shop and gift shop, amongst others.
- Large retailers such as HSBC, Subway and Costa Coffee are within short walk further down the High Street.



Maldon - 106 High Street, Essex CM9 5ET

Freehold Vacant Retail Investment



Property Description:

Comprises ground floor retail shop previously t/a café with ancillary accommodation at first floor. The property benefits from rear garden and provides the following accommodation and dimensions:

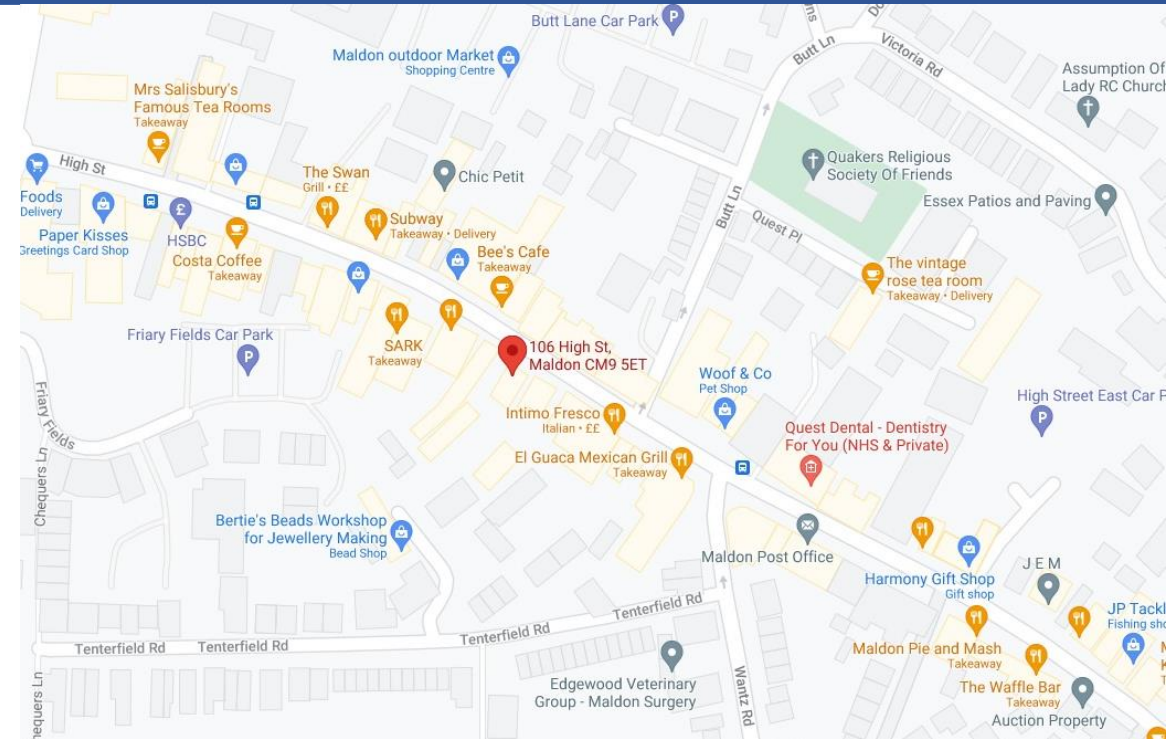
Ground Floor: 50 sq m (538 sq ft)

Open plan retail, kitchenette, wc

First Floor: 41 sq m (442 sq ft)

Storage, Office

Total GIA: 91 sq m (980 sq ft)



Location:

Maldon is a town and civil parish on the Blackwater estuary in Essex, England. It is the seat of the Maldon District and starting point of the Chelmer and Blackwater Navigation. Occupiers nearby including number of café/restaurants, pet shop and gift shop, amongst others. Large retailers such as HSBC, Subway and Costa Coffee are within short walk further down the High Street.

Maldon - 106 High Street, Essex CM9 5ET

Freehold Vacant Retail Investment

Contacts:

For further information or to schedule a viewing, please contact Joseph Bachman or Sam Georgev.



Joseph Bachman – COO
M: +44(0)77236 19270
E: joseph@bluealpine.com



Sam Georgev – VP Sales & Lettings
M: +44(0)75545 57088
E: sam@bluealpine.com



BLUE ALPINE

PROPERTY CONSULTANTS

Address:

Blue Alpine Partners Limited

Trading Address: 54 Welbeck Street, Marylebone, London W1G 9XZ

Registered Address: Suite 115, Devonshire House, Manor Way, Borehamwood, Hertfordshire, WD6 1QQ

Disclaimer: Blue Alpine Partners prepares sales and letting particulars diligently and all reasonable steps are taken to ensure that they are correct. Neither a seller nor a landlord nor Blue Alpine Partners will, however, be under any liability to any purchaser or tenant or prospective purchaser or tenant in respect of them. If a property is unoccupied, Blue Alpine Partners may not have all the information required by a prospective purchaser or tenant in its possession, may not be able to obtain it and may not be able to verify all the information which it does hold. Prospective purchasers should make their own investigations before finalising any agreement to purchase or lease.