

Temperance House

22 High Street,
Burnham-on-Crouch,
Essex CM0 8AA

**Mixed Use
Investment
Property**

Guide Price:
£1,300,000





W TEMPERANCE
HOUSE

Executive Summary



PROPERTY TYPE

Commercial Investment



SIZE

6,234 sqft / 579 sqm



COMMERCIAL / RESIDENTIAL

Both



CLOSEST TRAIN STATION

Burnham-on-Crouch
(0.6 miles)

About 22 High Street

Temperance House, located at 22 High Street, Burnham-on-Crouch, CM0 8AA, is a four-storey Victorian building originally constructed in 1848 as the Royal Hotel. Positioned in the heart of this historic coastal town, the property has served a range of uses over the years, including as a hotel, restaurants, wine bars, coffee shops, offices, and residential accommodation.

The building retains much of its original charm, with notable Victorian features such as arched sash windows, decorative gargoyles, and terracotta sunflower tiles. Original coach house gates open into a shared courtyard, and the property benefits from outstanding views over the River Crouch. The property is comprised of 5 units.

Retail

A well presented ground floor commercial unit extending to approximately 367 sqft internally, currently operating as a coffee shop. The property is let on a lease generating an annual rental income of £14,400, with the current tenancy in place until 2030.

Office

A self-contained 334 sqft office unit with potential for use as a holiday rental, subject to the appropriate consents. The property is finished to a high standard throughout and features an open-plan room with a modern kitchenette and a bathroom. The unit is projected to generate an annual income of approximately £6,000 per annum.

Studio

A self-contained 180 sqft office unit with potential for use as a holiday rental, subject to the appropriate consents. The property is finished to a high standard throughout and features an open-plan room with a modern kitchenette and a bathroom. The unit is projected to generate an annual income of approximately £6,000 per annum.

Apartment 1

A spacious and beautifully presented three-bedroom first-floor apartment, offering 101 sqm of well-designed living space and currently let at £18,600 per annum.

Features a modern kitchen fitted with premium integrated appliances, seamlessly flowing into a generous open-plan lounge both areas enjoy stunning river views. Large sash windows flood the interior with natural light, enhancing the rooms throughout.

The master bedroom benefits from a private en-suite, complemented by two additional well-proportioned bedrooms and a stylish family bathroom, all finished to a high standard.

Apartment 2

A beautifully designed two-bedroom second-floor apartment boasting a private roof terrace with breathtaking views over the River Crouch. Offering 101 sqm of refined living space, this owner-occupied residence combines contemporary elegance with exceptional comfort.

Featuring underfloor heating throughout. At its heart is a sleek, German-designed kitchen with high-spec integrated appliances.

The spacious master bedroom includes a luxurious en-suite with a walk-in shower and console basin, while the second bedroom, currently used as a home office, offers flexible living options. A generous family bathroom with a freestanding bath. Additional highlights include a well-appointed utility room with quartz worktops, deep storage solutions, and a dedicated laundry area. The private roof terrace crowns this exceptional apartment, offering a peaceful outdoor escape with panoramic river views. The apartment has an estimated rental value of £2,250 per month (£27,000 PA).

Courtyard Offices

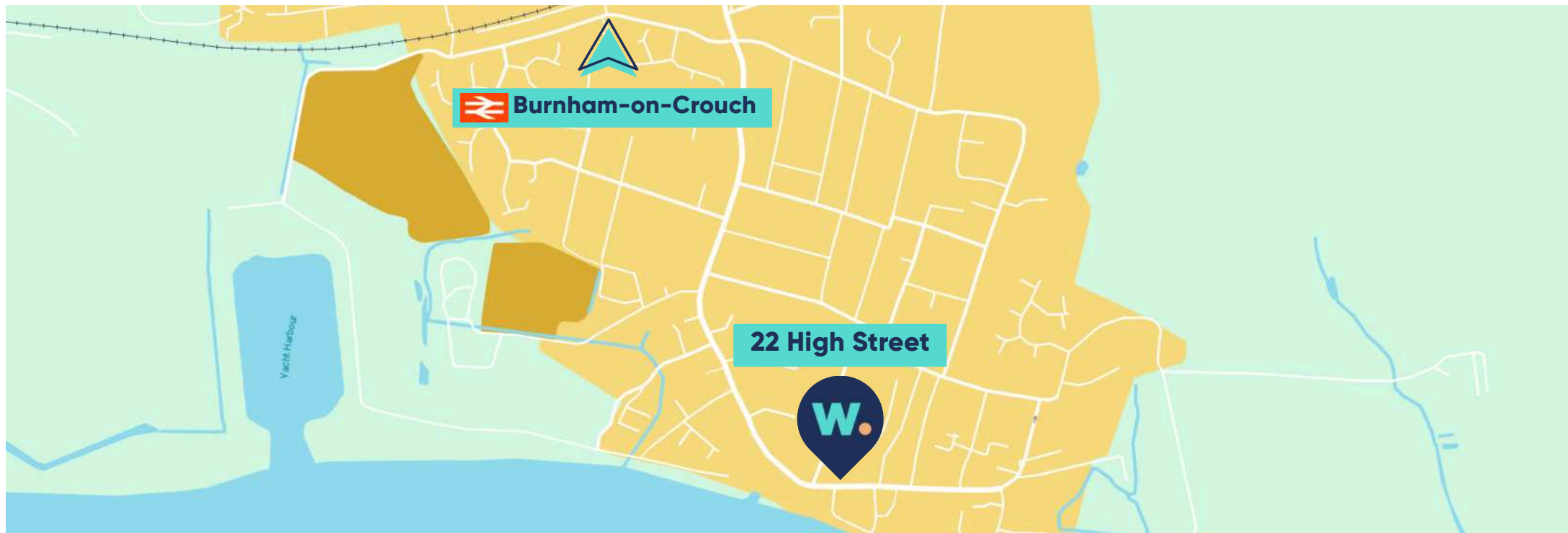
The transfer of lease for 3 office units in the courtyard area to be included. The two office units rented under an initial 12-month agreement, transitioning into a 5-year lease thereafter. These units (Unit 1 and Unit 2) generate a combined rental income of £950 per month. Unit 3 is in the process of conversion and is scheduled for completion within the next two months. The anticipated rental income for this unit is in the region of £650-£700 per month. The business occupying Units 1 and 2 has already expressed interest in leasing Unit 3 upon completion, which would secure full occupancy across all three units. Once fully let, the combined rental income is expected to generate a clear profit of approximately £1,000-£1,050 per month. Copy of lease available upon request.

Planning

A planning application has been approved for an addition of rooftop belvedere serving existing 2nd floor apartment. (22/00035/FUL).

Offers are encouraged in excess of £1,300,000 and viewings are by appointment. Property is company owned and could have potential financial benefits to incoming buyers. We advise any potential buyers to seek their own professional advice on this.

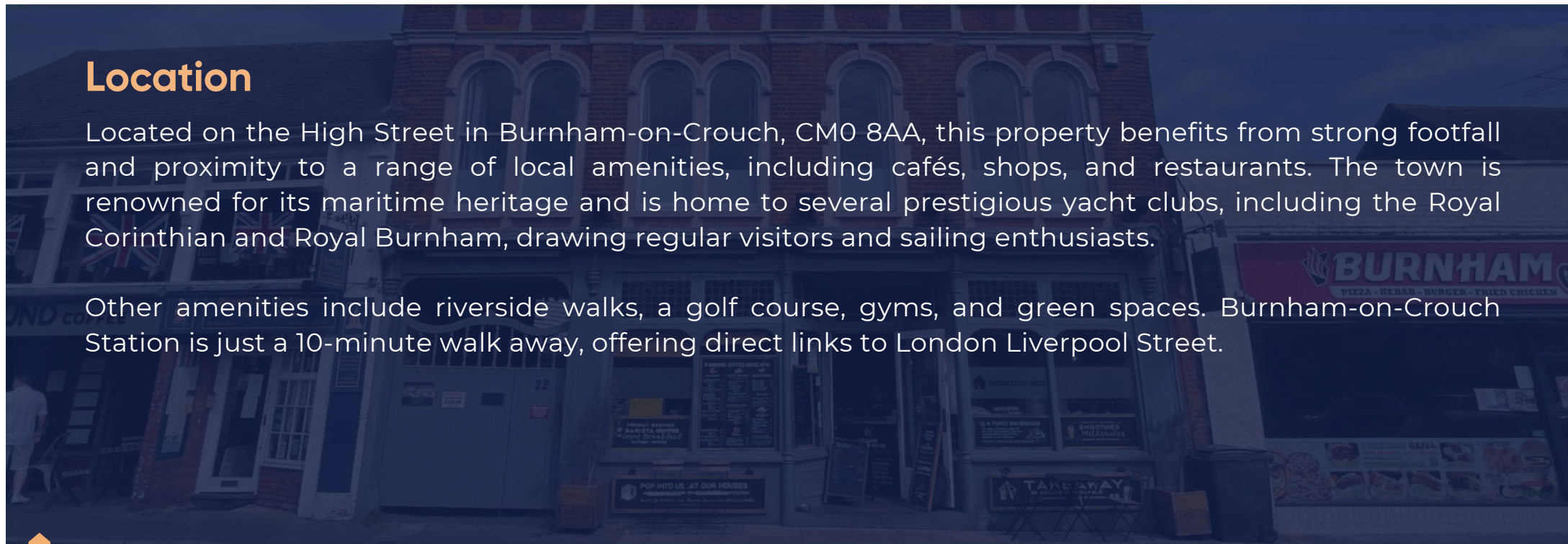




Location

Located on the High Street in Burnham-on-Crouch, CM0 8AA, this property benefits from strong footfall and proximity to a range of local amenities, including cafés, shops, and restaurants. The town is renowned for its maritime heritage and is home to several prestigious yacht clubs, including the Royal Corinthian and Royal Burnham, drawing regular visitors and sailing enthusiasts.

Other amenities include riverside walks, a golf course, gyms, and green spaces. Burnham-on-Crouch Station is just a 10-minute walk away, offering direct links to London Liverpool Street.





TEMPERANCE
HOUSE

Experience Coastal Living with Strong Investment Potential a Lifestyle Anchored in Sailing Experience.

Burnham-on-Crouch is celebrated as one of the UK's premier sailing destinations and is affectionately known as the "Sailing Capital of Essex." The town is home to four prestigious yacht clubs, offering a vibrant maritime community and a calendar full of sailing events.

This property represents a compelling investment opportunity.

Prime riverside location and connection to the thriving sailing scene ensure strong demand for rental properties. Combining an enviable lifestyle with a sought-after location, it promises both an exceptional living experience and excellent long-term value appreciation.

Whether you're searching for a beautiful new home or a strategic addition to your property portfolio, this property delivers the perfect balance of comfort and investment potential.

Situated on the bustling high street, you are just steps away from charming shops, cosy cafés, and a variety of restaurants. Burnham-on-Crouch is steeped in history and offers a wealth of community activities, including sailing, coastal walks, gyms, and a nearby golf course — all just an hour's journey from London.



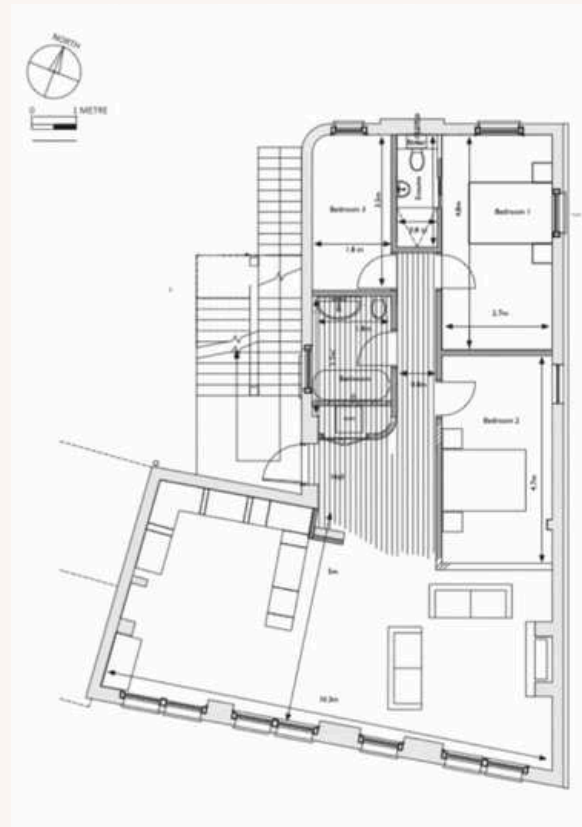
Accommodation Schedule

UNIT	SIZE (SQFT)	SIZE (SQM)	LEASE START DATE	LEASE END DATE	INCOME (PA)
GF Shop	367	34	May 2019	June 2035	£14,400
GF Middle Office	334	31	March 2025	March 2026	£6,360
FF Apartment 1	1,087	101	November 2024	November 2025	£18,600
SF Apartment 2	1,087	101	N/A	N/A	Owner Occupied (ERV: £27,000)
Boot Room	180	16.7	N/A	N/A	£6,000
Cellar	367	34	N/A	N/A	N/A
Courtyard Space	1,722	160	N/A	N/A	N/A
Courtyard Offices (Units 1-3)	833	77	TBC	TBC	£12,000 (Projected Income)
Rooftop Garden	1,087	101	N/A	N/A	N/A
TOTAL	6,231 SQFT	578.7 SQM			£45,360
PROJECTED TOTAL					£84,360

Floorplans



Ground Floor



First Floor



Second Floor

Further Information:

PROPOSAL:

Offers in the region of £1,300,000

VIEWINGS:

Viewings are by appointment only

VAT:

The site is not elected for VAT



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
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