



GAME ESTATES

PROPERTY SALES & LETTINGS

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72b, High Street, Braintree, Essex, CM7 1JP

£220,000



- 960 sq. feet
- Parking Spaces at the Front of Building
- Kitchen
- Town Centre Location
- Close to Mainline Station to Liverpool Street
- Freehold
- Ideal Investment Opportunity
- Storage Heaters
- Two Toilets
- No Onward Chain

Are you looking for a unique and profitable investment opportunity in the heart of Braintree? If so, you might be interested in this commercial property for sale to the rear of the High Street, Braintree.

The property is situated on a prime location just off the High Street in Braintree, and comes with highly desirable parking spaces at the front of the property. The property is close to other amenities, such as shops, restaurants, bars, and public transport links, with the mainline station to Liverpool St minutes away. The property comprises a ground floor and first floor office spaces with Toilets and kitchen areas.

The property can be used as an office over the two floors or with permission converted to two separate offices each with their own front doors.

This property is ideal for anyone looking for a secure and stable income stream and has the potential for capital appreciation, due to its location. The property is offered for sale with no onward chain. Don't miss this rare chance to own this fantastic property, book your viewing today!

Ground Floor Front Office 10' 2" x 14' 9" (3.10m x 4.50m)

Entered via the main front door. Cupboard for services. Blinds. Conference Table
Storage Heater. Window to front aspect

Ground Floor Rear office 16' x 14' 9" (4.88m x 4.50m)

Window to side aspect. Storage Heater. Two large wardrobe style Office Cabinets

Hallway

Hallway with stairway to upper offices. Secure side door to street.

Upper Floor Front Office 11' x 14' 9" (3.35m x 4.50m)

Large open plan office, with full width Front Aspect Window and side aspect window.
Air-conditioning, with cooling and heating. Storage Heaters. Two office Desks.

Upper Floor Rear Office 7' 3" x 12' 11" (2.21m x 3.94m)

Side aspect window. Office Desk. Filing Cabinets. Although considered the rear office,
the upper floor offices are open plan, but could easily be converted to two individual
offices.

Kitchen 3' 2" x 4' 5" (0.97m x 1.35m)

Stainless steel sink, water Heater. Space for Fridge

Toilet One 3' 5" x 4' 5" (1.04m x 1.35m)

Window to side aspect. Toilet. Wash Basin. Wall mounted water Heater.

Toilet Two 2' 8" x 4' 9" (0.81m x 1.45m)

Window to side aspect. Toilet. Wash Basin. Wall mounted water Heater.

Agents notes

Offices will be cleared on completion of sale. items to remain are large conference
table and chairs. Three Office Desks. Wardrobe style office Cabinets. Filing Cabinets.

All measurements are taken manually and whilst every care is taken with their accuracy, they must be considered approximate and should not be relied upon when purchasing carpets or furniture. No responsibility is taken for any error, omission or misunderstanding in these particulars which do not constitute an offer or contract. Service and appliances have not been tested and therefore no warranty is offered on their operational condition.

