



# RE/MAX

## PROPERTY HUB



**180/182 High Street, Harwich, CO12 3AP**  
**Offers in the region of £95,000**

CALLING INVESTORS! \*\* Ground Floor Double Fronted Retail Unit \*\* Currently a Dog Grooming Parlour, which enjoys a corner position in the main High Street, occupying a prime position opposite the towns newly constructed main car park and being sold with current tenant in situ

Please contact selling agent for current rental terms.

Recently Re-Wired Electrically

LEASEHOLD - 125 years with 123 years remaining

Ground Rent: £300.00 per annum reviewed 25 yearly

Situated on the corner of High Street and Victoria Street close to shops, bus links and around the corner from Dovercourt Railway Station

Premises Includes:

- \* Main Front shop/Office Space

- \* Back Office/Storage Area

- \* WC

There are two entrance doors one at the front and one at the side of the property

# Floor Plan



**WC**  
5'4" x 5'6"  
1.63 x 1.69 m

**Main Area**  
20'10" x 20'5"  
6.35 x 6.24 m

**Second Area**  
13'1" x 10'3"  
4.00 x 3.15 m

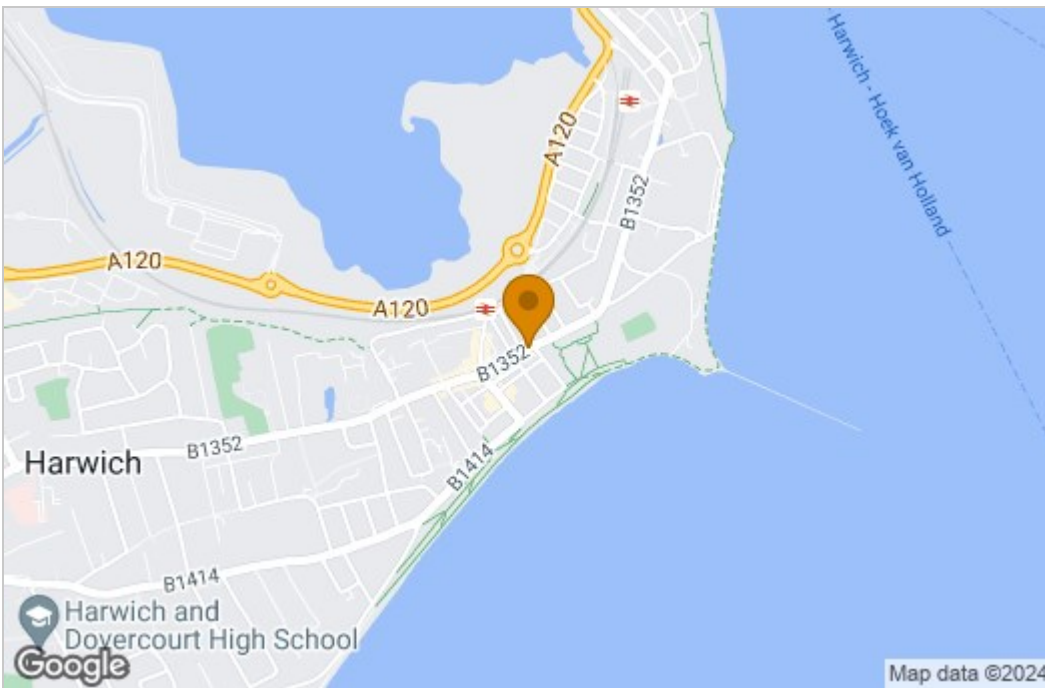
**Approximate total area<sup>(1)</sup>**  
650.54 ft<sup>2</sup>  
60.44 m<sup>2</sup>

(1) Excluding balconies and terraces

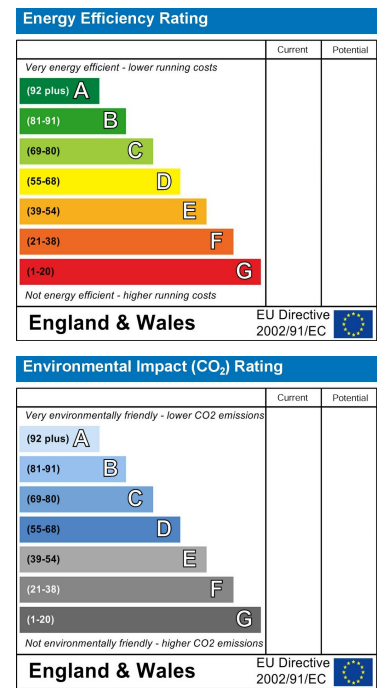
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360

# Area Map



# Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Tending,  
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