

FOR SALE / TO LET

Storage Premises

10,140 sq. ft. (942 m²) / 0.40 acre site area

THE MALTINGS STORAGE SHEDS

The Quay, Burnham-on-Crouch, Essex, CM0 8AS



- Basic B8 storage premises
- Two bays & two access doors
- Onsite parking

- Max height 15 ft (4.76m)
- Frontage to The Quay/River Crouch
- Accessed via High Street

KEMSLEY LLP
PROPERTY CONSULTANTS

01245 358988
www.kemsley.com



LOCATION

The property is located in the centre of Burnham-on-Crouch, accessed from the High Street at its west end, close to York Road. The property has a return frontage to The Quay to east and south elevations; there is residential property to the west elevation. Burnham-on-Crouch is located approximately 15 miles to the south-east of Maldon and 20 miles to the south-east of Chelmsford. Burnham-on-Crouch railway station is approximately 0.5 miles to the north of the property and provides regular services to London Liverpool Street station (65 - 90 mins).

DESCRIPTION

The property comprises a basic, timber frame storage facility, arranged across two bays, both with full height access doors. Internally each bay provides clear storage space (max height 15 ft/4.76m). We are advised that the property was constructed in 1953, is uninsulated and has no heating. There is fluorescent tubular lighting and 3-phase power (no meter). Externally, there are two storage sheds (one dilapidated) and car parking/yard. The total site area is 0.40 acres (0.15 hectares).

PLANNING

We are advised that the property is suitable for B8 storage use.

ACCOMMODATION

Storage unit 10,140 sq. ft. (942 m²)

Total 10,140 sq. ft. (942 m²)

The above floor areas are approximate and have been measured on a gross internal basis.

TENURE

The property is offered For Sale upon freehold terms or To Let upon a new, short-term lease; for a term to be agreed, to be contracted outside the provisions of Tenure of Security of the 1954 Landlord & Tenant Act, Part II.

PRICE / RENT

On application.

VAT

All rents, prices and premiums are exclusive of VAT under the Finance Act 1989.

BUSINESS RATES

Interested parties are advised to make their own enquiries of the Maldon District Council for verification of the rates payable.

EPC

We are advised that this property is exempt from EPC requirements.

LEGAL FEES

Each party to bear their own legal costs incurred in this transaction.

CONTACT

Strictly by appointment via sole agents:

Tim Collins

Tel: 01245 342042 / 07720 806194

Email: tim.collins@kemsley.com

Chris Cornhill

Tel: 01245 342051 / 07342 038292

Email: chris.cornhill@kemsley.com

Ref: AC2621/09.21/TAC



Kemsley LLP for themselves and for vendors or lessees of this property whose agents they are give notice that: (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of the contract (ii) no person in the employment of Kemsley LLP has any authority to make or give representation or warranty whatever in relation to this property. Kemsley LLP is a limited liability partnership registered in England with registered number OC326192. All references to 'Kemsley' or 'the firm' should read as referring to Kemsley LLP.



KEMSLEY
PROPERTY CONSULTANTS
01245 358988
www.kemsley.com

Kemsley LLP for themselves and for vendors or lessees of this property whose agents they are give notice that: (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of the contract (ii) no person in the employment of Kemsley LLP has any authority to make or give representation or warranty whatever in relation to this property. Kemsley LLP is a limited liability partnership registered in England with registered number OC326192. All references to 'Kemsley' or 'the firm' should read as referring to Kemsley LLP.