

FOR SALE

GUIDE PRICE £275,000

elwell taylor



14/14A HIGH STREET
MALDON
CM9 5PJ

GROUND FLOOR SHOP WITH
SELF CONTAINED FLAT ABOVE

- 419 SQ FT (38.9 SQ M)
- ATTRACTIVE GRADE II LISTED CHARACTER PROPERTY
- PROMINANT LOCATION ON MALDON HIGH STREET
- REAR GARDEN

LOCATION

The property is prominently situated at the top of Maldon High Street.

There are a variety of small, independent retailers close by, with national retailers such as M&S slightly further along the High Street.

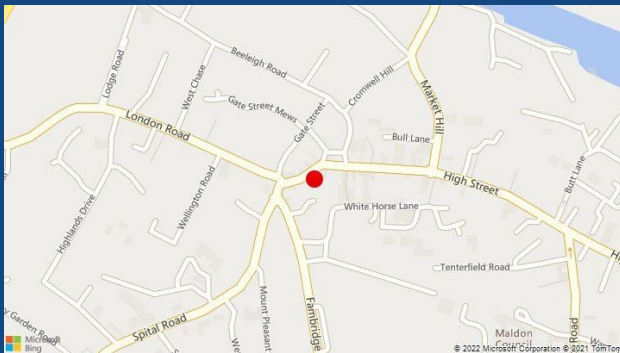
Maldon is an attractive coastal town approximately 10 miles east of Chelmsford and 18 miles south west of Colchester.

DESCRIPTION

The property comprises of a ground floor lock up shop, and a self-contained one bedroom first floor flat. The shop has an internal frontage of 24' with small pane glazed windows fronting onto the High Street.

Internally the property benefits from attractive exposed timber beams, part laminate wood flooring, inset ceiling spotlights and there is gas central heating by radiators. Towards the rear of the unit is a small storage area and a W.C. With wash hand basin and electric water heater.

The flat is accessed from the rear and is in good decorative order, benefitting from a fitted kitchen, gas central heating and exposed beams. There is a rear courtyard garden.



ACCOMMODATION

Ground floor shop:

Sales area - 367 sq ft (34.1 sq m)

Kitchenette/stores - 52 sq ft (4.8 sq m)

Total: 419 sq ft (38.9 sq m)

First floor flat:

Ground floor access to lobby and stores

Stairs to first floor landing, doors to:

Lounge - 12'1 x 10'7

Bedroom - 10'5 x 9'7

Kitchen - 12'11 x 7'5

Bathroom

TERMS

The freehold interest of the shop and flat combined is to be sold, with Vacant Possession on the shop at a guide price of £289,500. The flat is let on the basis of an AST at £675pcm.

Letting for shop only is also available under a separate listing.

PRICE

Guide Price £275,000

VAT

We understand the property is not elected for VAT

BUSINESS RATES

The shop has a rateable value of £12,000

Rate in the £: 45.8p Rates Payable: £5,400 pa

If Small Business Rates Relief applies then there will be nil rates payable.

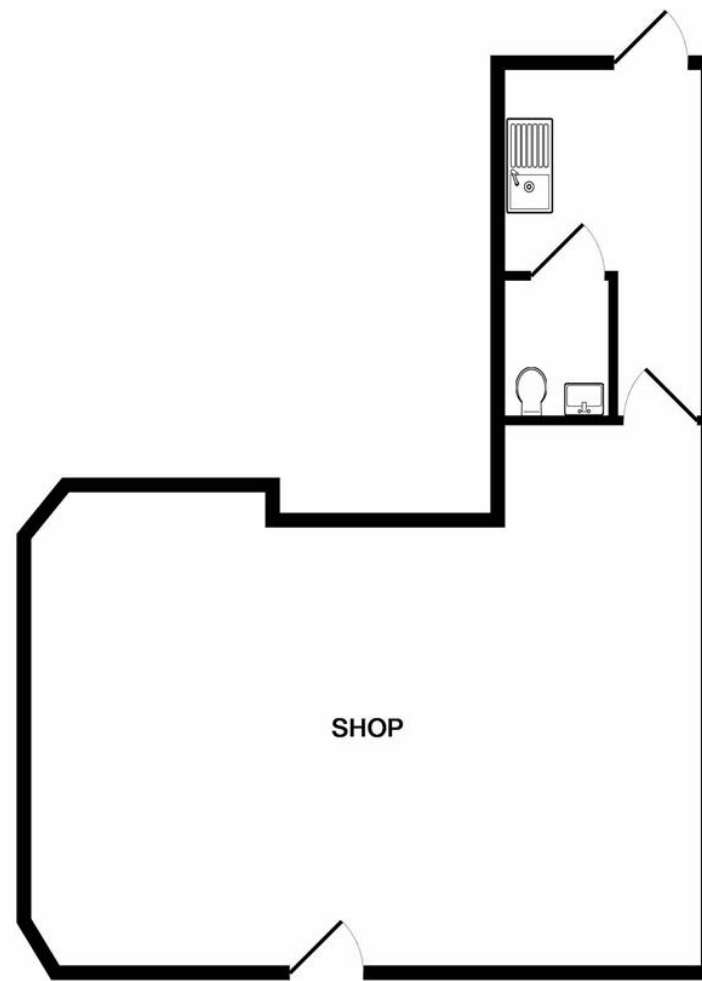
The flat is within council tax band A.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred







SHOP

TOTAL APPROX. FLOOR AREA 419 SQ.FT. (38.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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