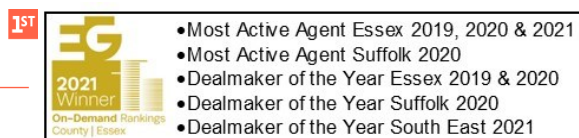


32, 32a, 32b, High Street, Maldon, Essex, CM9 5PN



**Mixed Use
Investment Opportunity
For Sale Freehold
Currently Generating
£31,000 Per Annum
Estimated Rental Value
£54,000 Per Annum**

- **Guide Price - £475,000 (No VAT)**
- Prime Pitch on Affluent High Street
- Nearby Occupiers include Greggs and Natwest
- Potential for Additional Retail Unit STPP
- First and Second Floor Conversion Opportunity STPP
- Grade II Listed - Not Liable for Empty Business Rates



Details

Location

Maldon is an attractive coastal town located approximately 10 miles to the east of Chelmsford and 18 miles south west of Colchester with a population of approximately 23,000. The town is served by the A414 which provides access to the A12 dual carriageway and the M25 motorway.

The property is situated in a prime position on the south side of Maldon's High Street. Nearby occupiers include Greggs and Natwest.

Description

The property comprises a Grade II listed mid terrace premises which is split over three floors. There are two retail units on the ground floor together with a reception area which leads to offices on the first and second floor. Please refer to the floor plan and tenancy schedule for further information.

Terms

The property is available For Sale Freehold subject to the existing leases. Offers are invited in the region of £475,000.

VAT

We understand VAT is not applicable.

Services

We understand the property is connected to water, drainage, gas and electricity. We have not tested any of the services and all interested parties should rely upon their own enquiries with the relevant utility company in connection with the availability and capacity of all of those serving the property including IT and telecommunication links.

Local Authority

Maldon District Council
Princes Road, Maldon CM9 5DL
01621 854477

Legal Costs

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

Anti-Money Laundering Regulations

Anti-Money Laundering Regulations require Fenn Wright to formally verify prospective purchaser's identity, residence and source of funds prior to instructing solicitors.

Viewing

Strictly by prior appointment with the sole agent:

Fenn Wright

20 Duke Street, Chelmsford, CM1 1HL

01245 261226

fennwright.co.uk

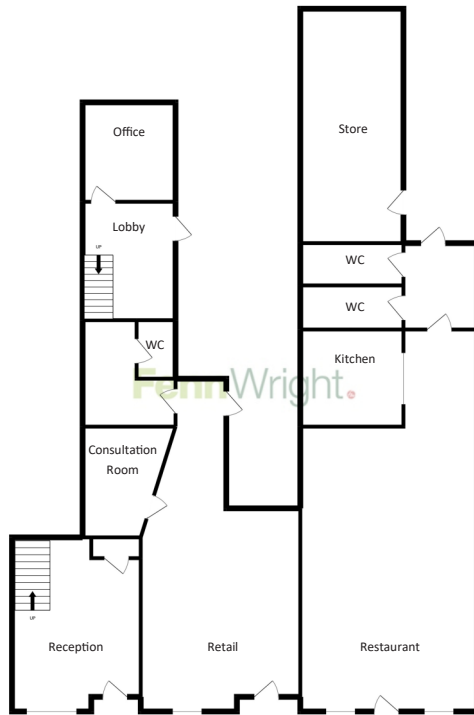
Contact - James Wright - jw@fennwright.co.uk

John Logan - jdl@fennwright.co.uk

Property	Size	Business Rates (Rateable Value)	Lease Terms
32a High Street (Restaurant)	715 Sq. Ft. Please note the rear store has not been included	1st April 2023 - £11,250	Tenant: Sevket Tuncer & Emel Hatan Term: 20 Years from 24th June 2008 Rent: £15,000 Per Annum Rent Review: Every 4th Anniversary of the lease Term. Comments: The tenant has paid the same rent since 2008. A rent review has never been implemented.
32 High Street (Retail)	514 Sq. Ft.	1st April 2023 - £7,700	Tenant: Templeman Opticians Limited Term: 10 Years from 4th March 2020 Rent: £16,000 Per Annum Tenant Break: 4th March 2025 subject to at least 6 months prior written notice Rent Review: 4th March 2023 and every 3rd anniversary of that date
32b High Street (Offices)	1,532 Sq. Ft.	1st April 2023 - £12,250	Agents notes: The offices are currently vacant. They previously generated £16,000 pa. The landlord is not liable for empty business rates as the property is Listed. The offices may be suitable for conversion subject to the necessary consents.
			Total Income - £31,000 Per Annum Estimated Rental Value - £54,000 Per Annum

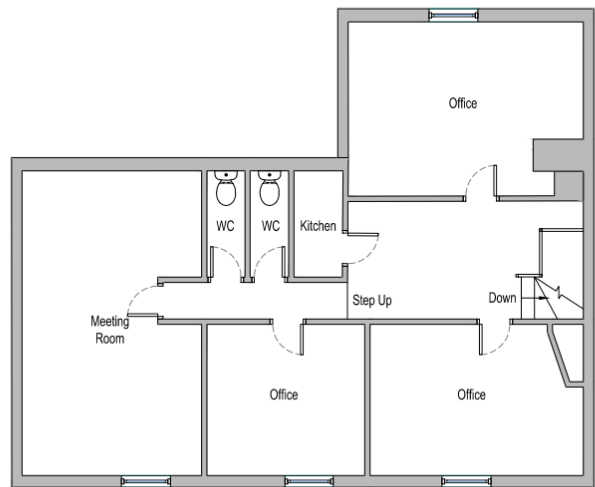
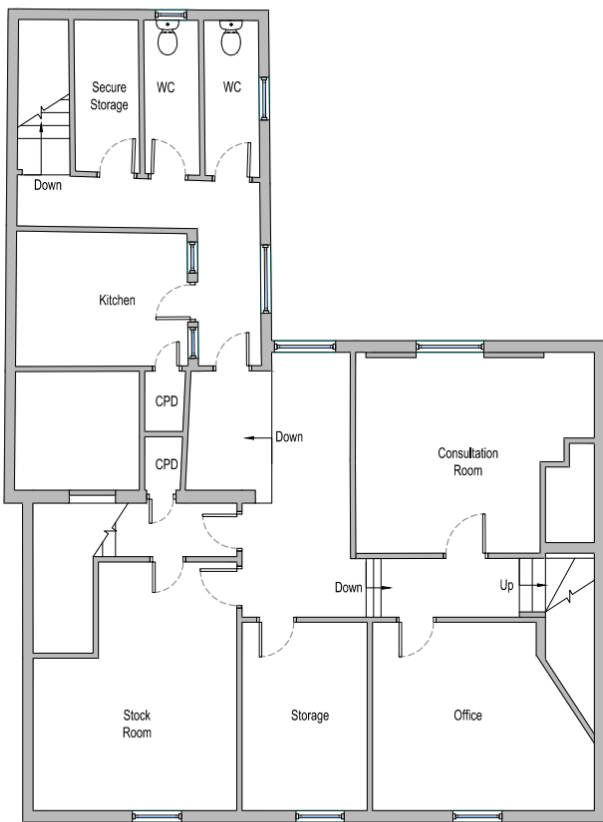


GROUND FLOOR



First Floor

Second Floor



Please note the floor plans provided are for indicative purposes only.



For further information

01245 261226

fennwright.co.uk

Fenn Wright for themselves and for the vendors or lessors of this property whose agents they are give notice that:

- i. The particulars are set out as a general outline for the guidance of intending purchasers or lessees; and do not constitute, nor constitute part of, an offer or contract.
- ii. All descriptions dimensions references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- iii. The vendor or lessor does not make or give, and neither Fenn Wright nor any person in their employment has the authority to make or give, any representation or warranty whatsoever in relation to this property.
- iv. All statements contained in these particulars as to this property are made without responsibility on the part of Fenn Wright or the vendor/lessor.
- v. All quoting terms may be subject to VAT at the prevailing rate from time to time.
- vi. Fenn Wright have not tested any electrical items, appliances, any plumbing or heating systems and therefore, cannot give any warranty or undertaking as regards their operation or efficiency.

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