



80 High Street, Burnham-On-Crouch , CM0 8AA
Price £500,000

Church & Hawes
Est. 1977
Estate Agents, Valuers, Letting & Management Agents

An imposing split use investment opportunity occupying an enviable location on Burnham on Crouch High Street, within close proximity to the sailing clubs and Quay. The property offers approximately 2300 sq. ft. commercial usage on the ground floor (until recently an Italian restaurant) with a duplex residential apartment measuring approximately 1250 sq. ft on the first and second floors - Please refer to floor plans. The freehold is being sold with vacant possession. EPC on residential E and commercial B.

Agents Note
These particulars do not constitute any part of an offer or contract. All measurements are approximate. No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. We have not tested any apparatus or equipment therefore cannot verify that they are in good working order. Any intending purchaser must satisfy themselves as to the correctness of such statements within these particulars. All negotiations to be conducted through Church and Hawes. No enquiries have been made with the local authorities pertaining to planning permission or building regulations. Any buyer should seek verification from their legal representative or surveyor.

Village of Burnham-on-Crouch
Burnham-on-Crouch is a picturesque town on the banks of the River Crouch, a renown yachting and sailing centre hosting the famous 'Burnham Week' at the end of August. The town has a population of a little over 9,500 and is the principal settlement in the Dengie peninsula. Consequently it boasts many amenities that are uncommon in small towns including two primary schools and an academy secondary school, independent cinema, Burnham yacht harbour/marina, several boatyards, three yacht clubs (including the Royal Corinthian & Royal Burnham), two supermarkets and numerous individual shops, public houses and restaurants. There is a railway station on the Southminster branch line with direct commuter trains into London Liverpool Street (at peak times). The Burnham-on-Crouch Golf Club, founded in 1923, is situated in Creeksea on the outskirts of Burnham and enjoys breathtaking views over the Crouch Valley and River Crouch.

