

Station Road, Burnham-On-Crouch, CM0 8HJ Price £225,000

Church & Hawes Est 1977

Estate Agents, Valuers, Letting & Management Agents

www.churchandhawes.com 156 Station Road, Burnham on Crouch, Essex, CM0 8HJ Tel: 01621 782652 burnham@churchandhawes.com

Excellent opportunity to acquire this freehold property contract. All measurements are approximate. No made up of a ground floor commercial shop and first responsibility is accepted as to the accuracy of these floor one bedroom flat. Located in the heart of Burnham particulars or statements made by our staff concerning on Crouch, offering excellent foot fall with Tesco Local, the above property. We have not tested any apparatus or Rio cinema and many other individual retailers close by. equipment therefore cannot verify that they are in good The property is being sold with no onward chain. Both working order. Any intending purchaser must satisfy the flat and shop are currently let and include a fixed themselves as to the correctness of such statements contract (see agents notes).

Viewing is strictly by appointment via Church & Hawes through Church and Hawes. No enguiries have been 01621 782652.

Village of Burnham-on-Crouch

Burnham-on-Crouch is a picturesque town on the banks of the River Crouch, a renown vachting 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, cinema, Burnham vacht harbour/marina, several boatvards, three vacht 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 Burnhamon-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.

AGENTS NOTE:

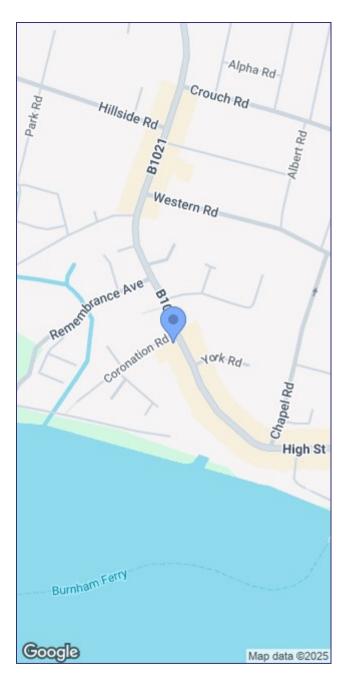
The flat is currently let at £450pcm with approximately 6 months remaining on the lease. We feel that the current market value of the flat would be in the region of £700pcm.

The shop front is currently let with 3 years remaining on the lease, tenant currently paying £450pcm. Current market value £600pcm.

AGENTS NOTE:

These particulars do not constitute any part of an offer or

within these particulars. All negotiations to be conducted made with the local authorities pertaining to planning permission or building regulations. Any buyer should seek verification from their legal representative or surveyor. Estate Agents, Valuers, Letting & Management Agents





COVERING MID ESSEX TO THE EAST COAST SINCE 1977



