

**Station Road, ALRESFORD
CO7 8BU
£115,000 Leasehold**





- **723 Sq Ft Ground Floor Retail Shop with Rear Access**
- **Superb Trading Position in the Heart of the Village**
- **Located Amongst High Footfall Shops Including Post Office/Newsagent & Eateries**
- **Large Picture Display Window**
- **Kitchen and WC**
- **Long Lease - 989 Years Remaining - Low Outgoings**
- **Currently Tenanted (flexible) at £700 pcm**
- **Potential Yield in Excess of 7%**
- **Great Start Up or Investment Opportunity**

COMMERCIAL OPPORTUNITY IN A PROMINENT BUSY PARADE OF SHOPS IN THE HEART OF ALRESFORD VILLAGE

Comprising of 723 sq ft of ground floor retail space with well thought out moveable internal walls allowing for easy re-configuration along with a kitchenette and WC, under floor heating plus ceiling aircon/heat source.

This well positioned shop sits amongst established independent retailers, including newsagents/post office, eateries and kitchen and bathroom shops attracting excellent footfall and has the benefit of Alresford Train Station opposite.

Offering a host of opportunities for an existing or start up business or as a rental investment. Currently tenanted on a flexible arrangement at £700 pcm.

Potential yield in excess of 7% - Long Leasehold held on a 999 year lease from 6 August 2014. Low outgoings.

Call for more details. AVAILABLE TO VIEW NOW



The accommodation with approximate room sizes are as follows:

RETAIL SPACE

Total Overall Space: 31' 1" x 23'10" The shop is currently configured as follows:

Room 1: 10'9" x 10'8"

Room 2: 9' x 7'1" Kitchenette comprising of base units with worktop over. Sink and drainer unit. Further small sink.

WC with low level WC and wash hand basin. Shop window to front and entrance door. Door to rear.

Total Overall Square Footage: 723

AGENT'S NOTES

Town Planning

The property has previously been used as a retail shop, butcher, coffee shop but is considered suitable for a range of commercial uses. Interested parties are advised to contact Tendring District Council on 01255 686868

Business Rates

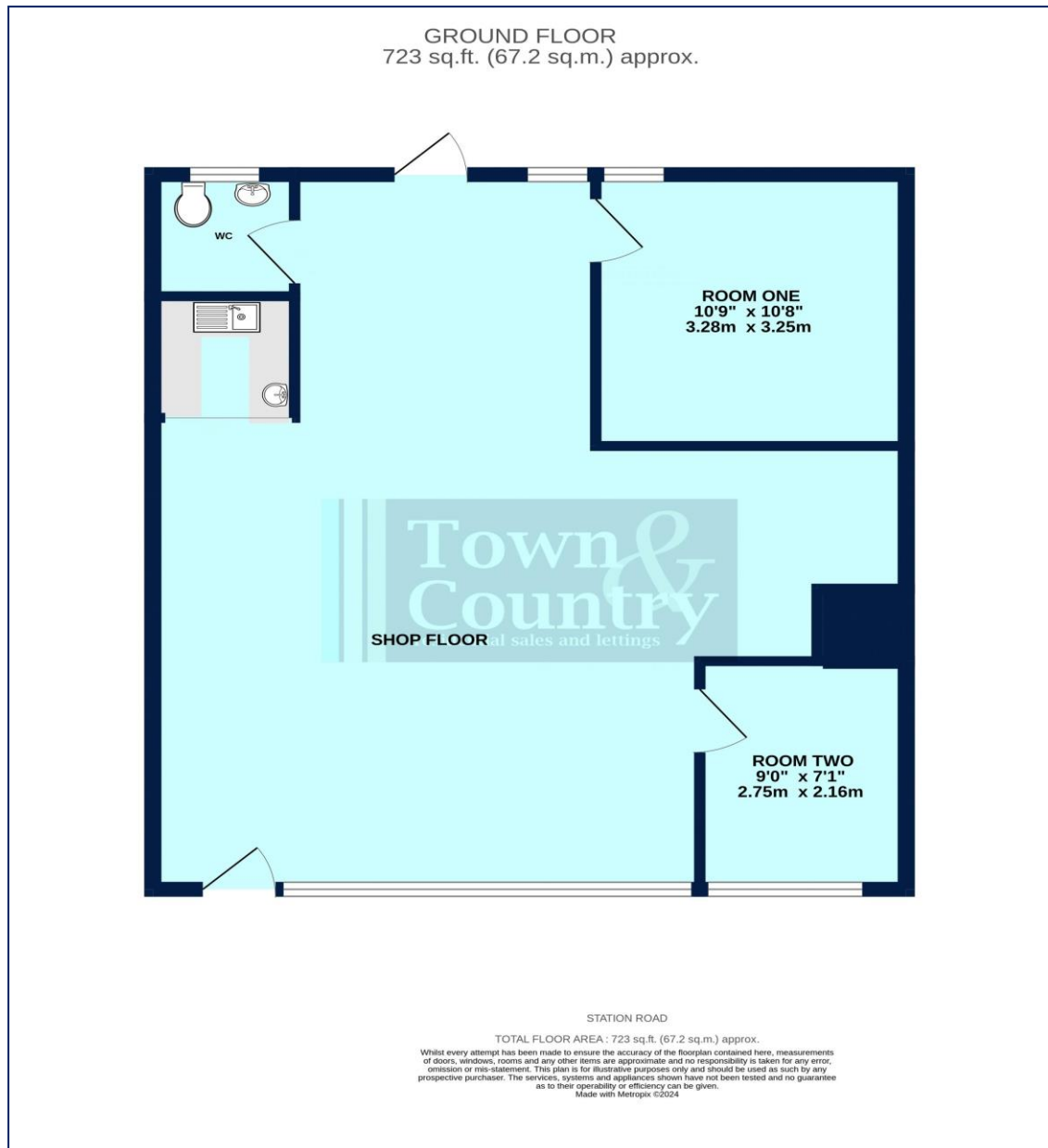
The shop is subject to a rateable value of (1 April 2023 to present) £5,300 resulting in zero business rates

Legal Costs

Each party to be responsible for their own legal costs incurred within the transaction.

Service charge details are available on request





Property Misdescription Act 1991: The Agent has not tested any apparatus, equipment, fixture, fittings or services and does not verify they are in working order, fit for their purpose, or within ownership of the sellers, or within the lessors interest therefore the buyer or ingoing tenant must assume the information given is incorrect. All sizes are approx. and should not be relied on. Buyers/ tenants should satisfy themselves of dimensions when ordering inward fixtures and fittings. Neither has the agent checked the legal documentation to verify legal status of the property, or any neighbourhood planning that is pending, current or proposed for the future. A buyer or ingoing tenant must assume the information is incorrect until it has been verified by their own solicitors. Nothing concerning the type of construction, condition of the structure or its surroundings is to be implied