

Paul Mason Associates

THE  
IMP

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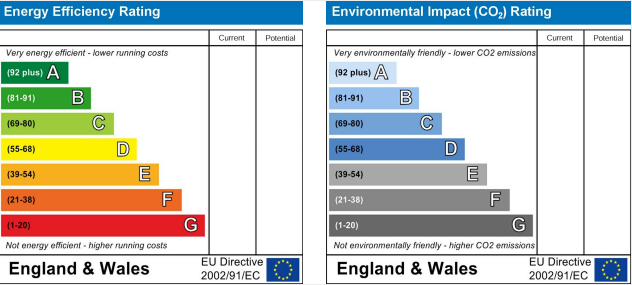
Imperial Avenue, Mayland, Chelmsford, CM3 6AH

£450

- Versatile retail premises offered for sale with vacant possession
- Potential to suit both owner occupation or buy-to-let investment
- Located in the waterside village of Mayland on the Dengie Peninsula, close to the River Blackwater
- Glazed shop frontage with entrance door, providing good natural light to the main retail area
- Wood-effect flooring, recessed lighting and rear storage/hallway area
- Seperate cloakroom with WC and wash hand basin
- Potential yield 10.8%
- EPC - TBC

Available Immediately....An excellent opportunity to acquire a versatile retail premises, ideally suited to a range of small business uses, subject to any necessary consents. Located in the waterside village of Mayland, the village is part of the Dengie Peninsular which is just off the coast of the River Blackwater providing views over Osea Island and Heybridge Basin. The village also has an idyllic nature reserve which is home to lots of wildlife. The village boasts many amenities including a large recreational ground with football pitches, tennis courts, and play equipment for children. There are two public houses/restaurants, two sailing clubs, doctors and a primary school. There are shops including a bakery, post office, fish and chip shop and beauty salon to name a few.

The property benefits from a glazed shop frontage with entrance door, providing good natural light into the main retail area. Internally, the premises are presented in clean, neutral decorative order with modern wood-effect flooring, recessed ceiling lighting and practical wall-mounted power points. The main shop area offers an open-plan layout, making it suitable for display, customer-facing retail, treatment space, office use or a small showroom. To the rear, there is an inner hallway/storage area providing useful additional space.



### Main Shop

5.7m x 2.8m (18'8" x 9'2")

upon as statement or  
representation of fact.

### Inner Hallway/Storage Area

1.9m x 1.3m (6'2" x 4'3" )

### Cloakroom

2m x 1.3m (6'6" x 4'3")

### Property Services

Gas - N/A

Electric - Mains

Water - N/A

Drainage - Mains

Heating - Electric Heating

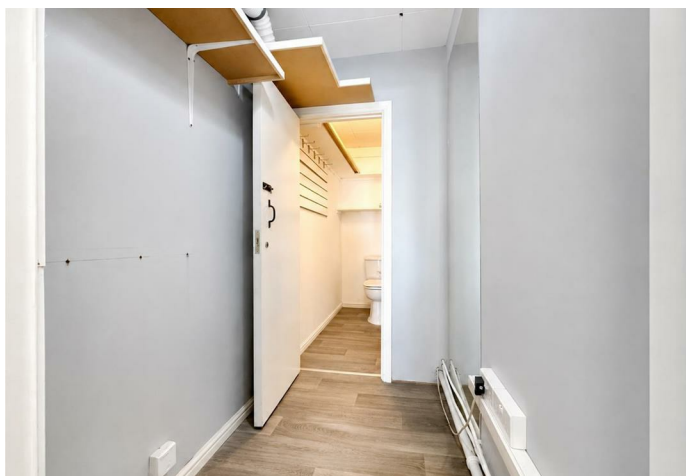
Local Authority - Maldon District  
Council

### Viewings

Strictly by appointment only  
through the selling agent Paul  
Mason Associates 01245  
382555.

### Important Notices

We wish to inform all  
prospective purchasers that we  
have prepared these particulars  
including text, photographs and  
measurements as a general  
guide. Room sizes should not be  
relied upon for carpets and  
furnishings. We have not  
carried out a survey or tested  
the services, appliances and  
specific fittings. These  
particulars do not form part of a  
contract and must not be relied



**Paul Mason** Associates

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Sales | Lettings | Development | Investment

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Paul Mason Associates Limited Registered in England Number - 6767946  
Registered Office - Bruce House, The Street, Hatfield Peverel CM3 2DP





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