

Paul Mason Associates

THE  
IMP

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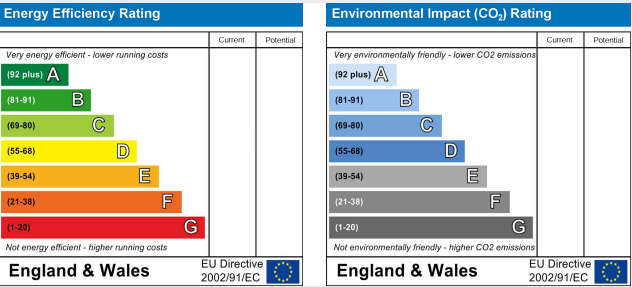
Imperial Avenue, Mayland, Chelmsford, CM3 6AH

Offers in excess of £50,000

- 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

An excellent opportunity to acquire a versatile retail premises, ideally suited to a range of small business uses, subject to any necessary consents. The building is being sold with vacant possession and therefore could suit both owner occupation or buy to let investment. It is considered that if fully let the property could generate an annual income of around £5,400 which represents a yield of 10.8%. 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")

### Inner Hallway/Storage Area

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

### Cloakroom

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

### Lease Details

We have been advised by our seller that the lease runs for 999 years with approx 950+ years remaining. Buyers must take these figures as only a guide and investigate these fully with their legal representative

### Property Services

Gas - N/A

Electric - Mains

Water - N/A

Drainage - Mains

Heating - Electric Heating

Local Authority - Maldon District Council

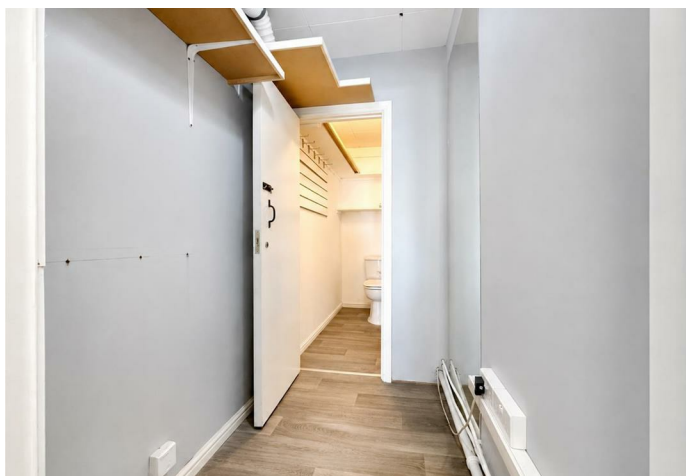
### Viewings

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 upon as statement or representation of fact.



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