



**MORGAN  
BROOKES**  
ESTATE AGENTS  
HELPING YOU GROW



## High Street, Hadleigh



**Morgan Brookes believe** - This is a fabulous opportunity to acquire this freehold commercial unit located within the heart of Hadleigh with its good transport links & local amenities being a short stroll away. The property has the potential to be extended & developed into flats (STCOU).

### Key Features

- Commercial Unit / Offices.
- Set Over Three Floors.
- Reception Area.
- Kitchen Facilities.
- Male & Female WC'S.
- Private Parking To Rear.
- Freehold Title.
- Prominent Location.
- Call Morgan Brookes Today!

**Offers in Excess of  
£250,000**

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[morganbrookes.co.uk](http://morganbrookes.co.uk)

# High Street, Hadleigh

## Entrance

Wood paneled door to:

## Reception

**15' 11" x 7' 7" (4.85m x 2.31m)**

Double glazed window to front aspect, radiator, stairs to first floor, understairs kitchen with base & wall mounted units, roll top work surface incorporating stainless steel sink & drainer unit, space for appliances, carpet flooring, coving to ceiling, door to:

## Inner Hall

**5' 5" x 2' 8" (1.65m x 0.81m)**

Carpet flooring, doors to mens & ladies WC & rear office.

## Mens WC

**5' 0" x 2' 5" (1.52m x 0.74m)**

Hand basin, low level WC, tiling to walls, wood effect laminate flooring.

## Ladies WC

**5' 0" x 2' 5" (1.52m x 0.74m)**

Hand basin, low level WC, tiling to walls, wood effect laminate flooring.

## Rear Office

**10' 2" x 8' 3" (3.10m x 2.51m)**

Double glazed sliding doors to rear parking area, radiator, carpet flooring, coving to ceiling.

## First Floor Landing

**9' 3" x 7' 0" (2.82m x 2.13m)**

Carpet flooring, coving to ceiling, doors to front & rear offices.

## Front Office

**18' 10" nt 17'2" x 11' 10" nt 4'8" (5.74m x 3.60m)**

Double glazed window to front aspect, radiator, stairs to second floor, carpet flooring, coving to ceiling.

## Rear Office

**13' 1" x 12' 4" (3.98m x 3.76m)**

Double glazed window to rear aspect, radiator, carpet flooring, coving to ceiling.

## Second Floor Loft Room

**20' 2" x 12' 8" (6.14m x 3.86m)**

Velux double glazed window to rear aspect, wall mounted boiler, carpet flooring, smooth ceiling.

## Rear Of Property

Parking to up to 5 vehicles.

## Agents Note

Morgan Brookes also provide professional lettings and property management services for landlords across C South Essex and the surrounding areas. If you are considering renting your property, purchasing a buy-to-let investment or would like a review of your current management arrangements, please contact our Lettings Team using the details shown above.



MORGAN BROOKES LTD  
While every attempt has been made to ensure the accuracy of the Brookes contained here, measurements of plots, sections, levels and other areas are approximate and no responsibility shall be accepted for any errors, omissions or misstatements. This plan is for illustrative purposes only and should be used in conjunction with professional guidance. The services, systems and equipment shown here are not intended and no guarantee as to their operability or efficiency can be given.  
Please call Morgan 0203

**Sales | Lettings | Property Management**  
**01268 755626 [morganbrookes.co.uk](http://morganbrookes.co.uk)**

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### MONEY LAUNDERING REGULATIONS 2003

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

### THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

We can refer sellers and buyers to our recommended panel of conveyancers. It is your decision whether you choose to deal with our recommended conveyancers. Should you decide to use our recommended conveyancers you should know that we receive a referral fee between £100.00 & £300.00 from them for recommending you to them.