



80 (Commercial) High Street, Burnham-On-Crouch , CM0 8AA  
Price £325,000

**Church & Hawes**  
Est. 1977  
Estate Agents, Valuers, Letting & Management Agents

FOR SALE BY PUBLIC AUCTION ON THURSDAY, 9TH OCTOBER 2025 AT 12.00PM NOON. LIVE STREAMED VIA DEDMAN GRAY WEBSITE. BIDDING AVAILABLE BY TELEPHONE, PROXY AND ONLINE  
MIXED USE INVESTMENT: A VACANT FREEHOLD BUILDING CONTAINING A RESTAURANT ON THE GROUND FLOOR AND A 5 BEDROOM FLAT ON THE UPPER FLOORS

A vacant freehold building with former restaurant on the ground floor and a 4/5 bedroom flat on the first and second floor. There is also a rear courtyard with garage storage. It is considered that the upper floors could suit multi occupational letting with some minor adaptations and obtaining necessary consents.

Total Floor Area

3550 square foot approximately

Ground floor commercial - Approximately 2300 square foot

Duplex Residential Apartment - Approximately 1250 square foot over the first and second floors with accommodation to include kitchen, bathroom, shower room, communal living/dining area and 5 bedrooms.

It is considered that the ground floor commercial unit could suit a variety of uses and the upper floors could be converted to create studio apartments or be used for multiple occupancy letting subject to obtaining planning permission and all other necessary consents.

For all planning enquiries please contact Maldon District council planning department on Residential E, Commercial B

### Agents Note

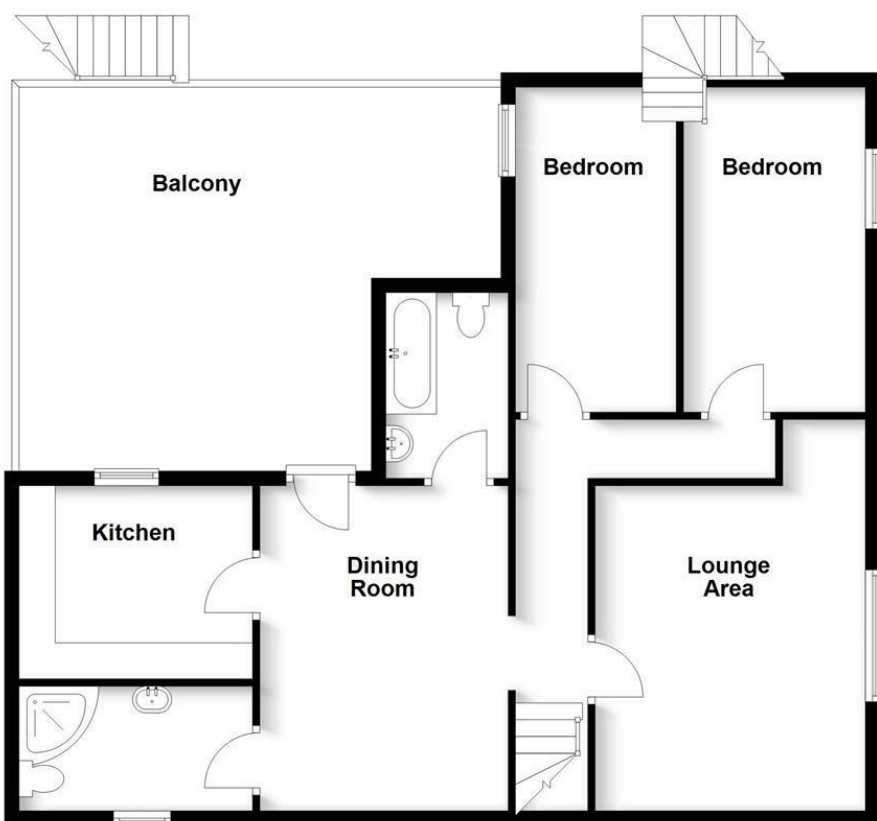
These particulars do not constitute any part of an offer or contract. All measurements are approximate. No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. We have not tested any apparatus or equipment therefore cannot verify that they are in good working order. Any intending purchaser must satisfy themselves as to the correctness of such statements within these particulars. All negotiations to be conducted through Church and Hawes. No enquiries have been made with the local authorities pertaining to planning permission or building regulations. Any buyer should seek verification from their legal representative or surveyor.

### Village of Burnham-on-Crouch

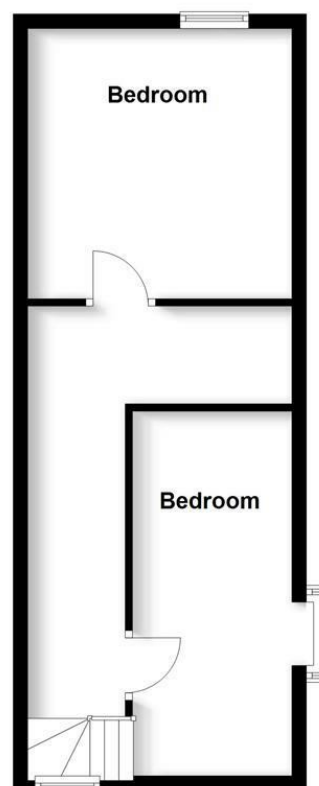
Burnham-on-Crouch is a picturesque town on the banks of the River Crouch, a renown yachting and sailing centre hosting the famous 'Burnham Week' at the end of August. The town has a population of a little over 9,500 and is the principal settlement in the Dengie peninsula. Consequently it boasts many amenities that are uncommon in small towns including two primary schools and an academy secondary school, independent cinema, Burnham yacht harbour/marina, several boatyards, three yacht 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 Burnham-on-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.



First Floor



Second Floor



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