

Maldon - 162-164 High Street, Essex CM9 5BX
Freehold Vacant Restaurant & Residential Investment



BLUE ALPINE

PROPERTY CONSULTANTS



Maldon - 162-164 High Street, Essex CM9 5BX

Freehold Vacant Restaurant & Residential Investment



Investment Consideration:

- Purchase Price: £375,000
- Vacant possession
- ERV: £39,000 p.a. GIY: 10.40%
- VAT is NOT applicable to this property
- Comprises ground floor restaurant with 2-bed flat at first/second floor, privately accessed at rear
- Total GIA: 147 sq m (1,583 sq ft)
- Restaurant suitable for variety of uses (Class E)
- Benefits from gated yard, suitable for up to 2 cars
- The building is Grade II listed
- Located in the heart of the town centre with occupiers nearby including Takeaway's, Convenience Store, Barber Shop and more.



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Property Description:

The property comprises ground floor restaurant (40 covers) with self-contained 2-bedroom flat at first and second floor. The property benefits from rear gated yard and provides the following accommodation and dimensions:

Ground Floor Restaurant: 65 sq m (700 sq ft)

Open plan seating, kitchen, 2 cloak rooms, storage, wc

First/Second Floor Flat: 82 sq m (883 sq ft)

2 bedrooms, living room, kitchen, bathroom

Total GIA: 147 sq m (1,583 sq ft)

Tenancy:

The entire property is at present vacant. ERV: £39,000 p.a.



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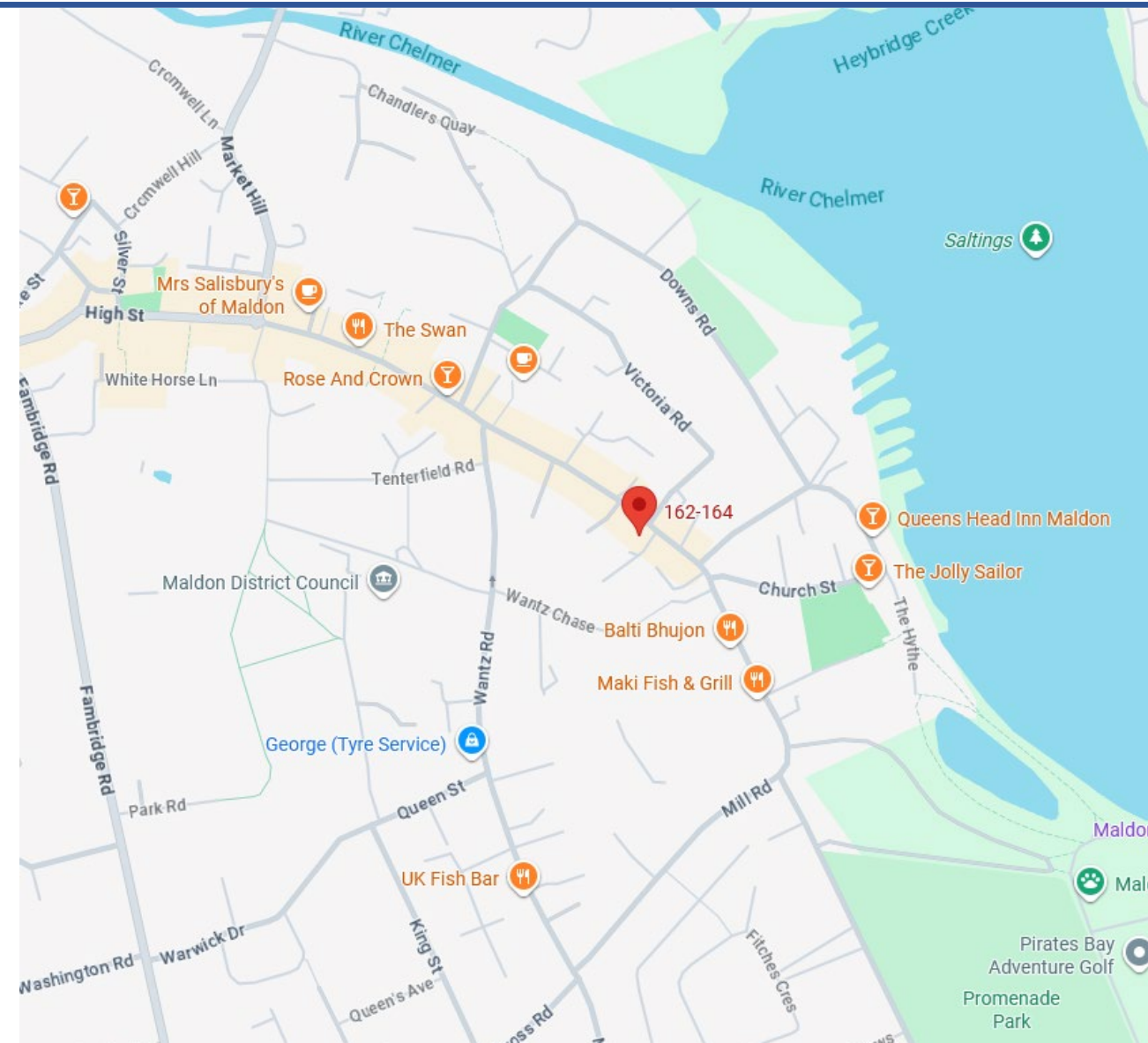
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Location:

Maldon is an attractive town in Essex, located 9 miles east of Chelmsford, 15 miles south-west of Colchester and 40 miles north-east of Central London. The A12 is to the west and north, accessed by the A414 and B1019 respectively. The property is located in the heart of the town centre with occupiers nearby including Takeaway's, Convenience Store, Barber Shop and more.



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Contacts:

For further information or to schedule a viewing, please contact Joseph Bachman or Sam Georgev.



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