



9 High Street
Maldon CM9 5PB



Freehold Investment Opportunity

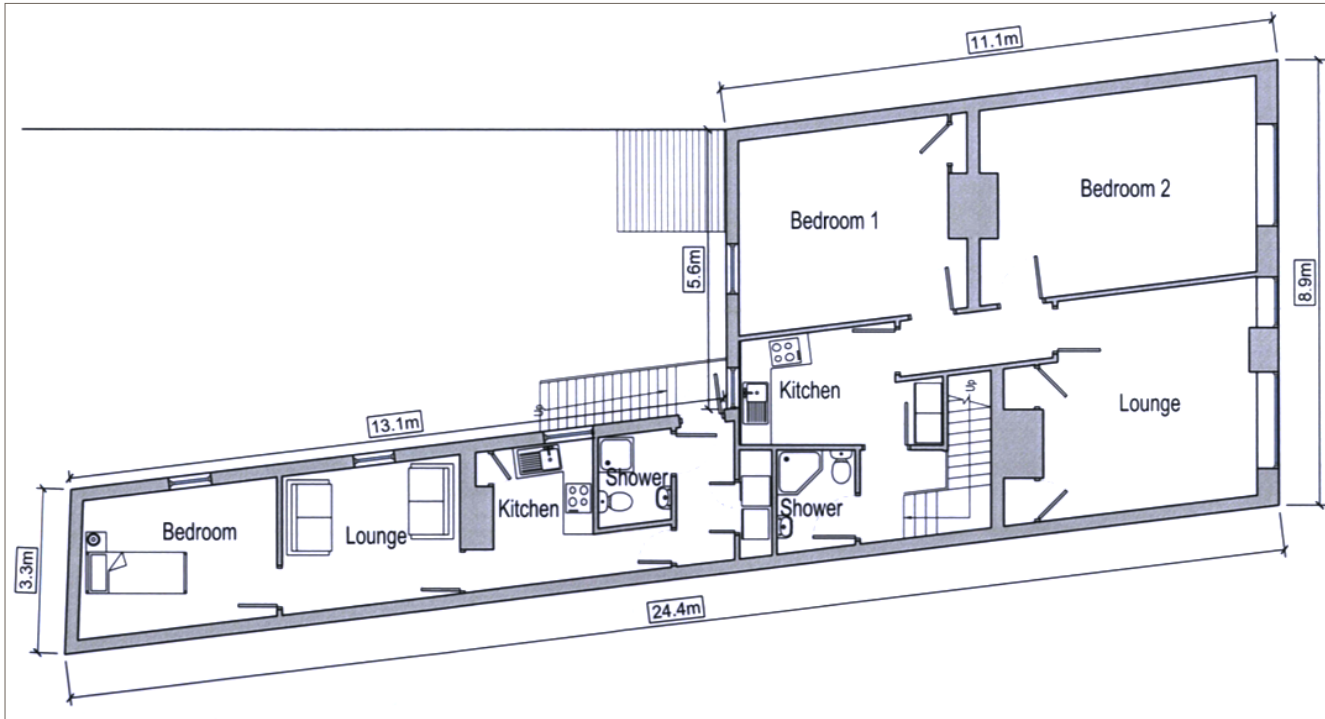
- Located on Maldon High Street
- Site measuring approx. 5,306ft²
- Asset management potential
- One A3 Brazilian restaurant producing £15,200 p.a.
- One A1 Jewellery shop producing £7,800 p.a.
- Flat A is producing £9,600 p.a. – annual release
- Flat B is producing £8,000 p.a. – annual lease
- One parking space each for the residential flats
- Two parking spaces for the restaurant
- One parking space for the jewellery shop
- Freehold
- Offers in excess of £600,000

Description

No. 9 High Street is a grade II listed building. On the ground floor is the jewellery shop along with the Brazilian restaurant. At first floor level there is 1 x 1 bedroom flat and 1 x 2 bedroom flat. The building itself fronts directly onto the public footpath at the western end of the High Street. Pedestrian access to the first-floor flats is taken from the rear of the property via an existing metal staircase. Vehicular access and parking for users of the building is also to the rear of the building, with the entrance off Gate Street. The flat towards the front of the property would have two bedrooms with a kitchenette, shower and lounge, access is via an internal staircase down to the ground floor, which leads to a lobby/hallway sitting. The flat at the rear of the property is a one-bedroom property which is accessed via the external staircase.

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Floorplan



Site plan



Location

Maldon is a town in Essex. The town itself is especially famous for the Hythe Quay, home to many of the remaining Thames Barges. The town itself is one of the oldest recorded towns in Essex and the high street is lined with more timber-framed buildings including the old workhouse and leads steeply down the Full bridge at the crossing of the River Chelmer. The area was once a thriving port and Maldon's wharves were kept busy unloading ships laden with timber and other materials.

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Transport

The Maldon District is accessible via numerous transport links. Road access primarily links with the A12, M25 and A13. There are four train stations in the Maldon District which are located in Burnham-on-Crouch, Southminster, Althorne and North Fambridge. These towns and villages in the Dengie Peninsula are accessible by London Liverpool Street via Wickford. Greater Anglia mainline services from London Liverpool Street Station and East Anglia serve Chelmsford, Witham and Hatfield Peverel. Regular local bus services connect these railway stations to Maldon. This mainline service also serves Colchester. Maldon has direct bus links with Chelmsford, Colchester and Witham, which then connect to onward journeys with other towns in Essex and beyond. Burnham-on-Crouch has a direct connection with Maldon and Chelmsford.

Access

Access to be arranged with sole agents Highfield Investments.

Additional Information

Copies of the existing lease documents are available upon request.

VAT

We understand that VAT is not applicable as this would be classed as a TOGC.

Tenure

Freehold.

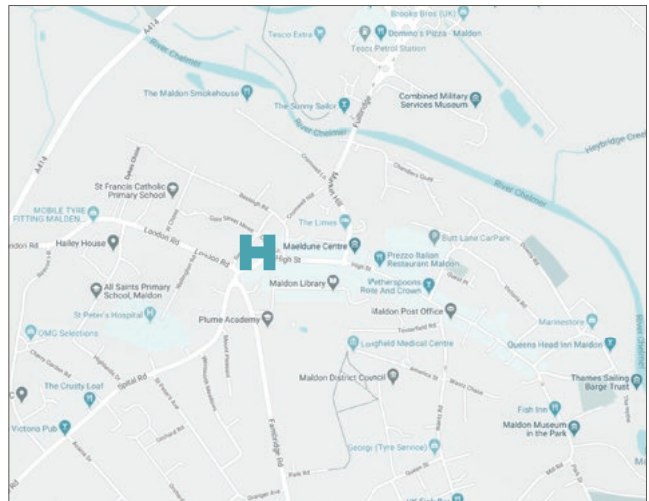
Terms

Highfield Investments are inviting offers in excess of £600,000

Site plan



Area map



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