



Freehold Mixed-Use Investment Opportunity

67 High Street, Maldon CM9 5EP





Description

- Freehold Block in Prime Central Maldon – Comprising a Commercial Unit, 3 Maisonettes, 12 HMO units, and Rear Development Land with Potential - offers In Excess of £2,850,000.
- Recently converted 12 HMO units - Income based on LHA rates produce up to £114,000 p.a, bringing total annual income to £250,000 including a 6,684 sq ft commercial unit let to Poundstretcher (£105,000 p.a, 5 years remaining). Three 2-bed maisonettes producing circa £30,000 p.a, with further value-add potential.
- The consent was granted in 2023 for Conversion of ancillary first floor commercial floorspace (class E) to 2No. residential units, each flat into 6 units under Part G of the Permitted Development Rights to create the HMO units. Planning permission granted in 2019 and already implemented, to add a large storage area at the rear yard, can be for a owner occupier or let out as an individual unit.
- Includes private parking at the back of the building, which is a rare bonus in the town centre. The property is in a prime High Street location, yet the flats are tucked away at the rear of the building, so there are no noise issues – quiet, private, and well-suited for long-term tenants.

Maisonette Schedule

	Beds	Type	GIA (m2)	GIA (Sqft)
1	2	Maisonette	67	721
2	2	Maisonette	67	721
3	2	Maisonette	67	721
			201	2,163



HMO Schedule

All HMO units are self-contained with bathrooms.

Units	Type	GIA (m2)	GIA (Sqft)
1	Apartment	13.8	148
2	Apartment	15.3	164
3	Apartment	15.5	166
4	Apartment	15.5	166
5	Apartment	16	172
6	Apartment	15.1	162
7	Apartment	16.8	180
8	Apartment	15.6	167
9	Apartment	15.4	165
10	Apartment	15.2	163
11	Apartment	15.1	162
12	Apartment	15.6	167
	Communal	9.9	106.56
	Communal	9.9	106.56
TOTAL		204.7	2,203.31



Layout

Included is a detailed floor plan illustrating the layout of the HMO units, which are all of similar size as outlined in the attached schedule. Access to the units is via a staircase located at the bottom left of the floor plan, this is entered through secure side access. The flat roof area presents a valuable opportunity to create additional outdoor amenity space, such as a communal garden or terrace, which could enhance tenant appeal and increase rental value.

All HMO units are fully self-contained and finished to a high standard, offering modern, high-end furnishings throughout. Each unit benefits from excellent access via well-maintained communal areas, with a fully equipped kitchen located at either end of the shared space for added convenience. The layout is designed to maximise privacy and comfort for tenants. High-quality photographs showcasing the condition and specification of the units are available upon request.

Photos and a floor plan for one of the maisonettes are also available upon request. All three maisonettes are of similar size and layout, offering well-proportioned living spaces with strong potential for light refurbishment. With minimal investment, these units present an excellent opportunity to enhance both rental income and overall asset value.

FIRST FLOOR





Location

The property is ideally located in the heart of Maldon, surrounded by a wealth of local amenities including independent shops, cafés, restaurants, and historic landmarks. Within walking distance are key attractions such as the Maeldune Heritage Centre, the iconic Moot Hall, Thomas Plume's Library, numerous listed buildings, and the popular green spaces of Promenade Park. The area benefits from excellent transport links, making it easily accessible for residents and visitors alike.

Transport

The property is well-served by multiple nearby bus routes, offering direct connections to Chelmsford, Witham, Colchester, and other key towns across Essex. While Maldon does not have its own train station, convenient rail links are available from nearby stations on both the Crouch Valley Line and the Great Eastern Main Line, providing regular services to London and the wider region. For motorists, the location benefits from excellent road connectivity, with easy access to the A12, A13, and onward links to the M25, ensuring smooth travel across the South East.



Further Information

Tenure

Offers in excess of £2,850,000

Access

Access to the site is available by prior appointment, interested parties are encouraged to contact the agents to arrange inspections.

Tenure

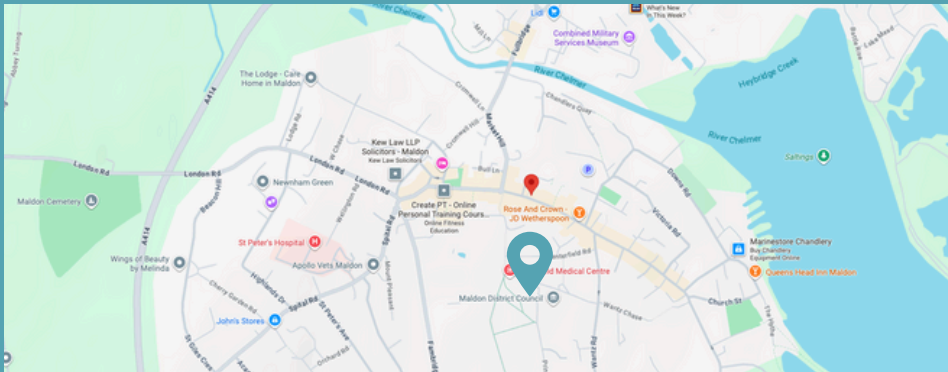
The property is offered freehold.

VAT

We have been advised that VAT is applicable to this transaction and the property can be bought in a SPV.

Further Information

Please contact a member of the Highfield team for further information including photos and floorplans.



Contact

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