

Maldon - 106 High Street, Essex CM9 5ET  
Freehold Retail Investment



BLUE ALPINE

PROPERTY CONSULTANTS



# Maldon - 106 High Street, Essex CM9 5ET

## Freehold Retail Investment



### Investment Consideration:

- Purchase Price: £375,000
- Gross Initial Yield: 6.67%
- Rental Income: £25,000 p.a.
- VAT is NOT applicable to this property
- Comprises two-storey retail premises t/a Café
- Property benefits from rear outdoor garden
- Nearby occupiers include café/restaurants, pet shop and gift shop, amongst others.
- Large retailers such as HSBC, Subway and Costa Coffee are within short walk away.



### Tenancies & Accommodation:

Property	Accommodation	Lessee & Trade	Term	Current Rent £ p.a.	Notes
No. 106 (Ground & First Floor)	Ground Floor: 50 sq m (538 sq ft) Retail Area, Kitchen First Floor: 41 sq m (442 sq ft) Retail Area, Storage, Office	Individual	10 Years from 8 October 2024	£25,000	Note 1: FRI Note 2: Rent review in the 5th year open market upward only Note 3: Tenant option to determine in the 5th year with min 6 months notice Note 4: Lease within Landlord & Tenant Act 1954 Note 5: Deposit held of £6,250

			Total	£25,000	
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### Property Description:

Comprises ground floor retail shop t/a café with ancillary accommodation at first floor. The property benefits from rear garden and provides the following accommodation and dimensions:

Ground Floor: 50 sq m (538 sq ft)

Open plan retail, kitchenette, wc

First Floor: 41 sq m (442 sq ft)

2 rooms, storage, wc

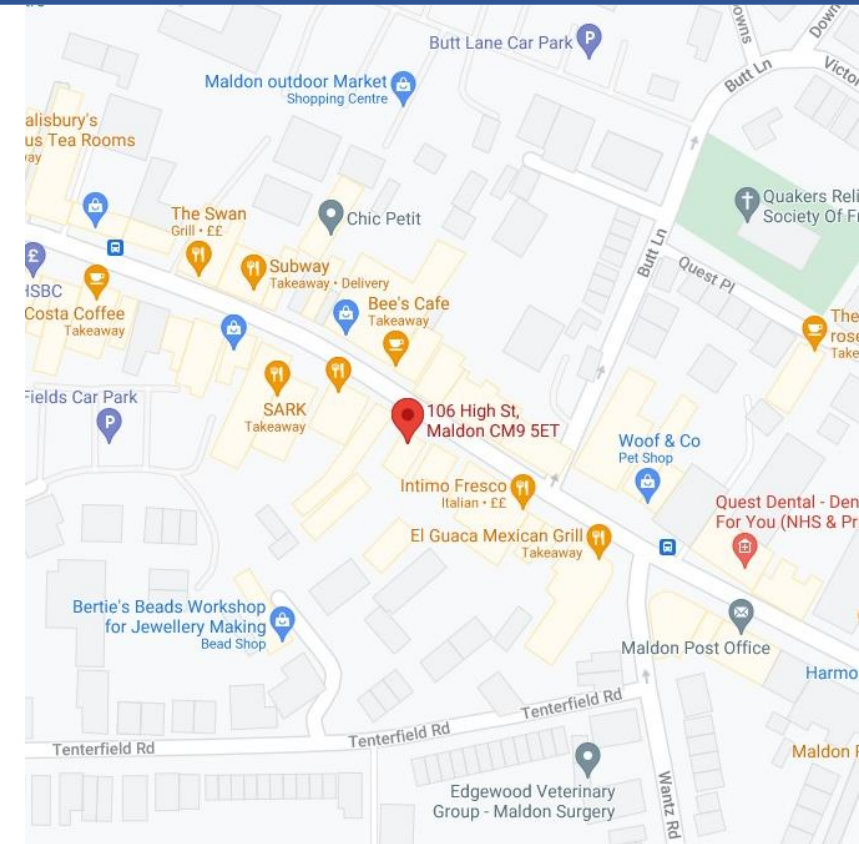
Total GIA: 91 sq m (980 sq ft)

### Tenancy:

The property is at present let to an Individual for a term of 10 Years from 8<sup>th</sup> October 2024 at a current rent of £25,000 p.a. and the lease contains full repairing and insuring covenants. Tenant option to determine in the 5<sup>th</sup> year with min 6 months notice. Rent review in the 5<sup>th</sup> year open market upward only. Lease within Landlord & Tenant Act 1954. Deposit held of £6,250.

### Location:

Maldon is a town and civil parish on the Blackwater estuary in Essex, England. It is the seat of the Maldon District and starting point of the Chelmer and Blackwater Navigation. Occupiers nearby including number of café/restaurants, pet shop and gift shop, amongst others. Large retailers such as HSBC, Subway and Costa Coffee are within short walk further down the High Street.



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### Contacts:

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



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