



FREEHOLD INVESTMENT FOR SALE

Convenience Store & First Floor Three Bedroom Flat - let to
One Stop Stores Limited

40 High Street, Burnham on Crouch, Essex,
CM0 8AA

OFFERS IN THE REGION OF

£300,000

PASSING RENT

£17,500 per annum

IN BRIEF

- » Let to One Stop Stores Limited part of Tesco PLC group
- » Reversionary rental income
- » Spacious disused first floor flat with three bedrooms
- » Prominent position on Burnham on Crouch High Street
- » Ground floor rear storage, office accommodation & WC

LOCATION

The property forms part of the historic core of Burnham on Crouch Town Centre situated on the northern side of the High Street at its junction with Providence, around 75 meters west of the Royal Burnham Yacht Club. The B1010 (Burnham Road) leads to the lower Burnham Road which provides access to the surrounding towns of Maldon and South Woodham Ferrers. The A130 can be found 13 miles to the west providing convenient access to the A12 to the north and the A127/A13 to the south.

DESCRIPTION

The property comprises a semi-detached retail unit with flat above, constructed in 19th century. The property is currently arranged as an open plan ground floor convenience store with suspended ceiling, recessed air conditioning units & surface mounted lighting. Located to the rear of the main sales area are stockrooms, a food preparation area, office and a staff WC. To the first floor, there is an empty 3 bedroom self-contained flat and to the rear there is a goods unloading area.

ACCOMMODATION

Ground Floor [Approximate Net Internal Floor Areas]

Retail Sales	111.34 sq. m	1,198 sq. ft.
Stores & Ancillary	59.51 sq. m	641 sq. ft.

First Floor [Approximate Gross Internal Floor Areas]

Residential	98.95 sq. m	1,065 sq. ft.
Stores	Unmeasured	

Total	269.80 sq. m	2,904 sq. ft.
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ENERGY PERFORMANCE CERTIFICATE [EPC]

TBC.



SERVICES

We understand the property is connected to mains water, gas and electricity. We have not tested any of the services and all interested parties should rely upon their own enquiries with the relevant utility company in connection with the availability and capacity of all of those serving the property including IT and telecommunication links.

BUSINESS RATES & COUNCIL TAX

We are advised that the premises have a rateable value of £16,250. Therefore estimated annual rates payable of approximately £8,109 (2025/26). The first floor flat falls within Council Tax band B. We advise interested parties to speak to the local authority for further information.

TITLE

The property is held freehold under Title EX825652.

TENANCY

The property is let to One Stop Stores Ltd (Company No: 02462858) on a full repairing and insuring lease for a term of 15 years from 4th July 2023 subject to a 5 yearly tenant only break clause at an annual rent of £17,500 subject to 5 yearly upwards only rent review to open market. A copy of the Lease is available upon request.

COVENANT

One Stop Stores Ltd is a subsidiary of Tesco Plc and reported a total net worth of £48.72M as at 24th February 2024 and are classified by Experian business express as 'very low risk' with a score of 100/100. We are advised that the property has been let to One Stop Stores Ltd for c.34 years.

TERMS

The freehold of 40 High Street, Burnham on Crouch is for sale subject to the occupational lease and offers are invited in the region of £300,000.

VAT

We understand the property is not elected to VAT.

LEGAL COSTS

Each party to bear their own legal costs incurred in this transaction.



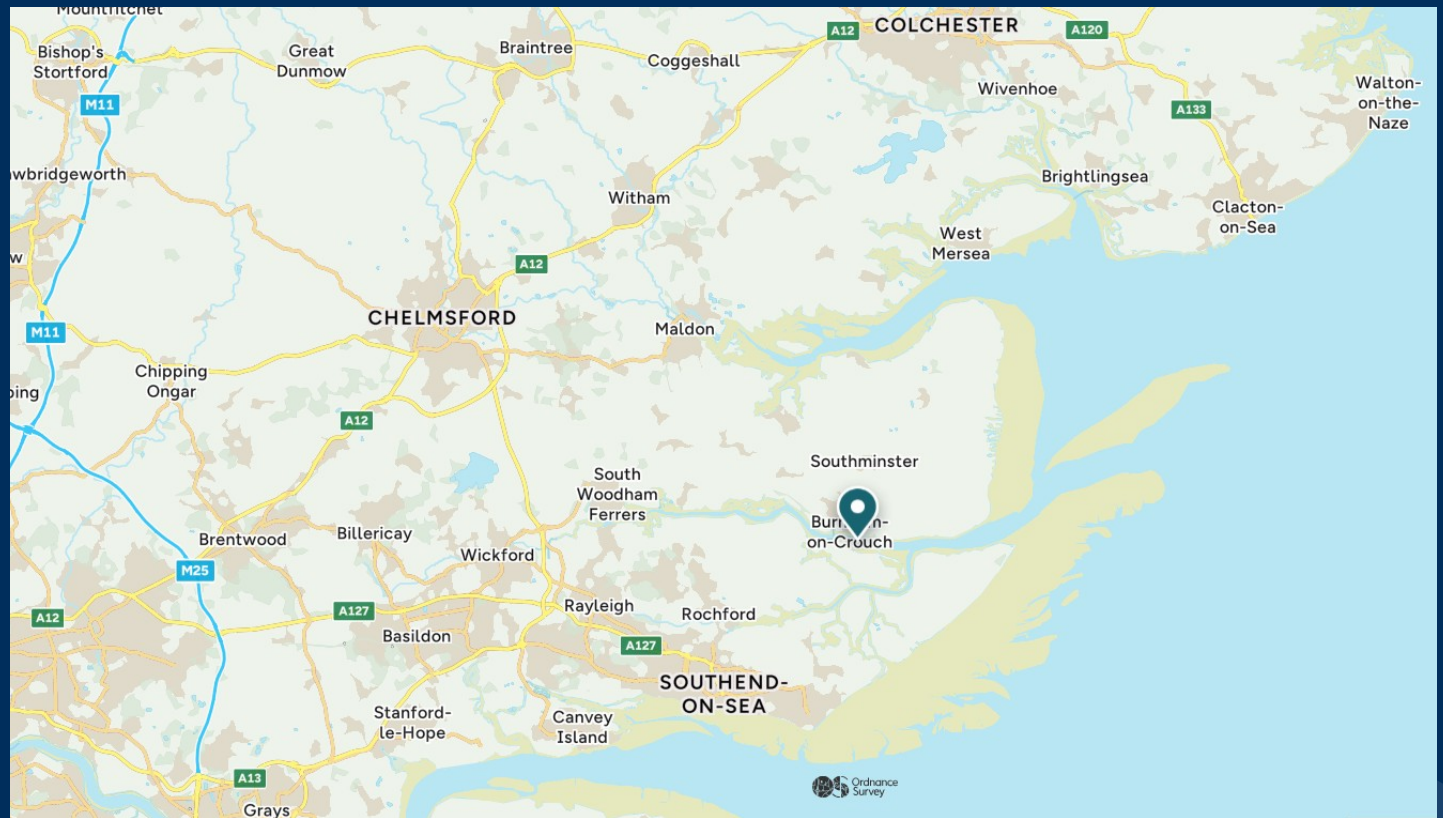
**VIEWINGS STRICTLY BY APPOINTMENT
VIA SOLE SELLING AGENTS:**

Fenn Wright
20 Duke Steet
Chelmsford
Essex
CM1 1HL

Contact:
Louisa Howard
E: louisa.howard@fennwright.co.uk

John Logan
E: jdl@fennwright.co.uk

fennwright.co.uk
01245 261226



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Particulars created July 2025

