



MIXED USE INVESTMENT FOR SALE FREEHOLD

Prime High Street Retail Premises with Self Contained First Floor Flat and Two Car Parking Spaces

84/84a High Street, Maldon, Essex, CM9 5ET

GUIDE PRICE

£275,000 (No VAT)

RETAIL AREA

523 sq ft
[48.70 sq m]

IN BRIEF

- » Nearby Occupiers Include Costa, CO OP Travel & Poundstretcher
- » Ground Floor Retail Unit Generating £9,880 Per Annum Exclusive
- » Self Contained First Floor One Bedroom Flat Currently Vacant

LOCATION

Maldon is an attractive coastal town located approximately 10 miles to the east of Chelmsford and 18 miles south west of Colchester with a population of approximately 23,000. The town is served by the A414 which provides access to the A12 dual carriageway and the M25 motorway.

The property is situated on the southern side of the High Street in a prime position next door to Costa and opposite Poundstretcher. There is a walk way on the left hand side of the property known as “Dolphins Cut” which leads to Friary Fields Pay and Display car park which is situated directly behind the property.

DESCRIPTION

A Grade II Listed two storey end of terrace building with retail accommodation on the ground floor and a generous sized self contained flat on the first floor.

The ground floor retail unit measures approximately 3.75m wide x 9.50m deep and has a storage area to the rear measuring 4.00m wide x 3.25m deep. A WC is also provided.

The first floor flat is accessed from the rear of the property and provides a generous sized living area, bedroom, kitchen and shower/WC.

Externally at the rear of the property is two car parking spaces.

ACCOMMODATION

Ground Floor

- | | | |
|------------|-----------|--------------|
| » Retail | 383 sq ft | [35.62 sq m] |
| » Store/WC | 140 sq ft | [13.08 sq m] |
| » Total | 523 sq ft | [48.70 sq m] |

First Floor

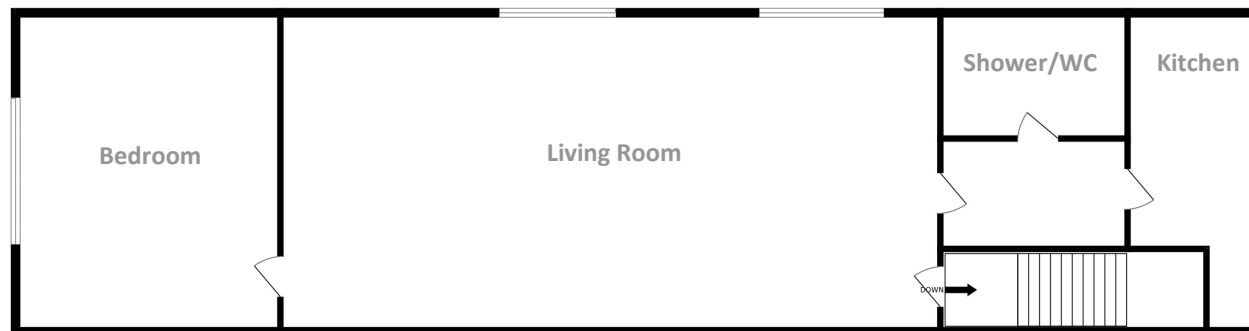
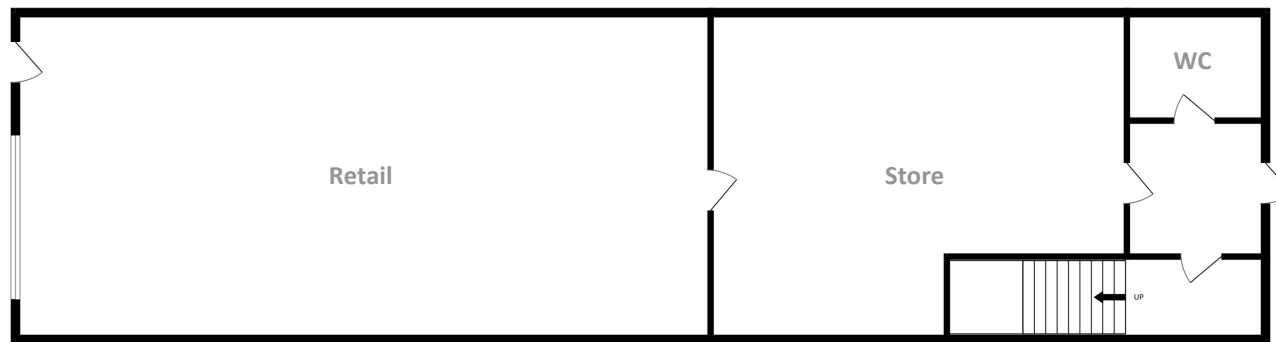
- | | |
|---------------|---------------|
| » Living Room | 7.00m x 4.00m |
| » Bedroom | 3.75m x 2.92m |
| » Kitchen | 2.00m x 2.30m |
| » Shower/WC | 2.75m x 1.35m |

PLANNING

We understand the property has a longstanding A1 Use which now falls under Class E.



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2025

ENERGY PERFORMANCE CERTIFICATE [EPC]

We have been advised the unit falls within Band C (55) of the energy performance assessment scale. A full copy of the EPC assessment and recommendation report is available upon request.

SERVICES

We understand the property is connected to mains water, drainage, 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 the ground floor shop has a rateable value, with effect from the 1st April 2023 of £12,250. The estimated rates payable is approximately £6,611 (2024/25). We understand the shop may be eligible for small business rates relief. Interested parties are to speak to the Local Authority for further information.

We understand the flat is Council Tax Band B.

LOCAL AUTHORITY

Maldon District Council
01621 854477

TITLE

The property is held freehold under Title EX823670.

TERMS

The property is available to purchase on a freehold basis subject to the existing lease of the ground floor retail unit. Further details are available upon request.

GUIDE PRICE

Our client is seeking offers in the region of £275,000.

VAT

We understand VAT is not applicable.

LEGAL COSTS

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



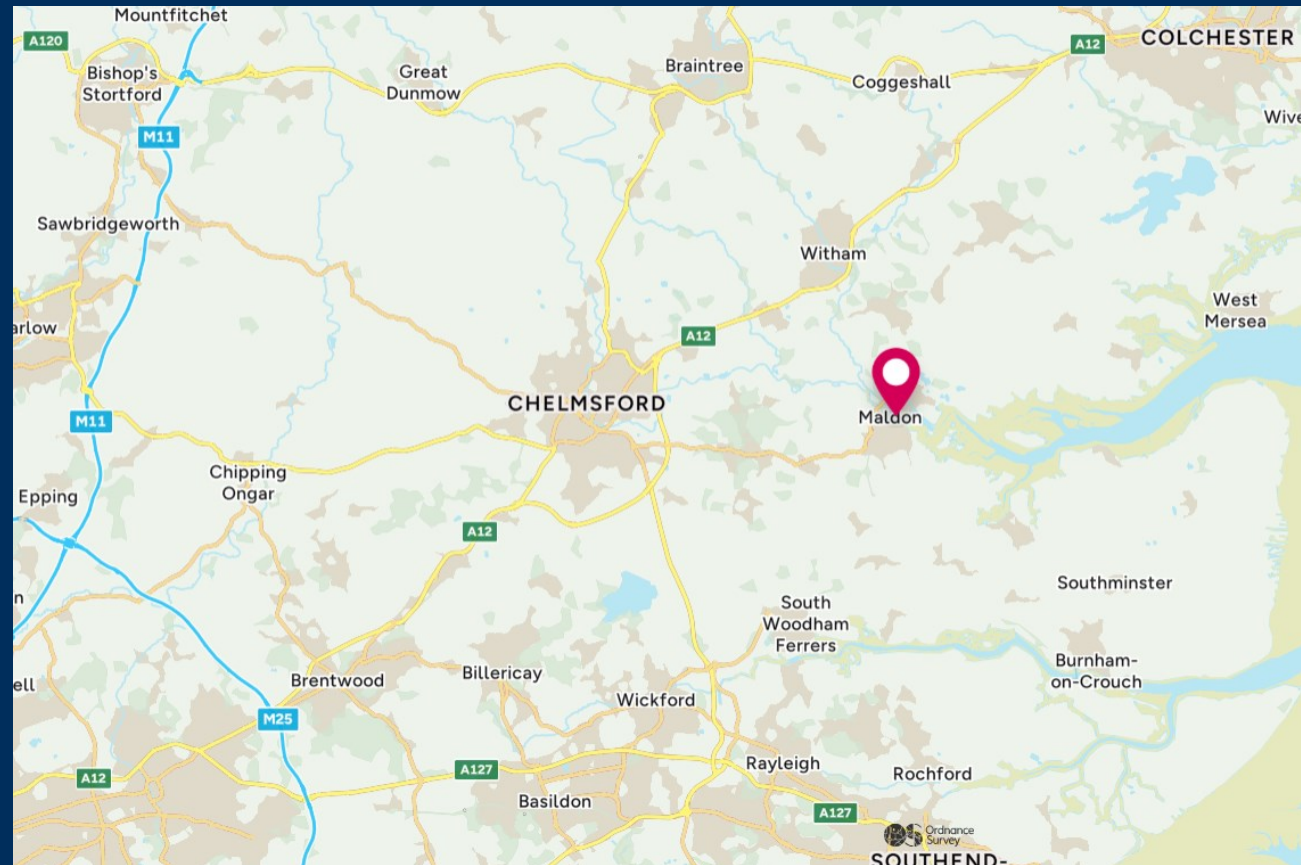
**VIEWINGS STRICTLY BY APPOINTMENT
VIA SOLE SELLING AGENTS:**

Fenn Wright
20 Duke Street
Chelmsford
Essex
CM1 1HL

Contact:

James Wright
E: jw@fennwright.co.uk

fennwright.co.uk
01245 261226



Fenn Wright for themselves and for the vendors or lessors of this property whose agents they are give notice that:

- The particulars are set out as a general outline for the guidance of intending purchasers or lessees; and do not constitute, nor constitute part of, an offer or contract.
- All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- The vendor or lessor does not make or give, and neither Fenn Wright LLP nor any person in their employment has the authority to make or give, any representation or warranty whatsoever in relation to this property.
- All statements contained in these particulars as to this property are made without responsibility on the part of Fenn Wright LLP or the vendor/lessor.
- All quoting terms may be subject to VAT at the prevailing rate from time to time.
- Fenn Wright have not tested any electrical items, appliances, any plumbing or heating systems and therefore, cannot give any warranty or undertaking as regards their operation or efficiency.

Fenn Wright is a Limited Liability Partnership, trading as Fenn Wright. Registered in England under no. OC431458. Registered office: 1 Tollgate East, Stanway, Colchester, Essex, CO3 8RQ. A list of members is open to inspection at our offices.

OS licence no: TT000311015

Particulars created July 2025

Fenn Wright

