



**23/23A, VICTORIA STREET,
BURNHAM-ON-SEA,
TA8 1AL**

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INVESTMENT FOR SALE
BUSINESS UNAFFECTED

Comprising:

Ground Floor corner Retail Premises 4 Flats and small Work Shop.

Located amongst a variety of commercial and residential users within close proximity to the Sea Front and High Street.

Ground Floor Shop: 19 m deep x 5.46 m wide with Air Conditioning, suspended ceiling and partially carpeted and tiled floor.

Area: 103.74 sq.m (1116 sq.ft)

Frontage: 5.46 m (17 ft)

Including storage and public disabled W.C. with sink.

Rear staff Kitchen Area with stainless steel sink unit.

Separate Ladies W.C with sink.

Separate Gents W.C., urinal with sink.

Rear Exit.

Forecourt to the front.

Separate access to the rear from Princess Street to:

4 one bed Flats

Small Workshop separately accessed off Princess Street 34.15 sq.m. (367 sq.ft)

Tenure: Freehold.

Total Income: £38,400 p.a.x.

Ground Floor Shop Rateable Value: £11,000

Work Shop Rateable Value: £2550

Price £325,000

Ground Floor Shop E.P.C. Rating: 'C'.

Flat 1 E.P.C. Rating: 'D'

Flat 2 E.P.C. Rating: 'C'

Flat 3 E.P.C. Rating: 'D'

Flat 4 E.P.C. Rating: 'D'

N.B.: All figures are exclusive of V.A.T. where applicable.

All measurements and areas are approximate.

Anti-Money Laundering

Please note that under Anti-Money Laundering Legislation we are required to obtain identification from all purchasers and a Sales Memorandum cannot be issued until this information is provided

Consumer Protection from Unfair Trading Regulation

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor..

Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.