

Paul Mason
Associates



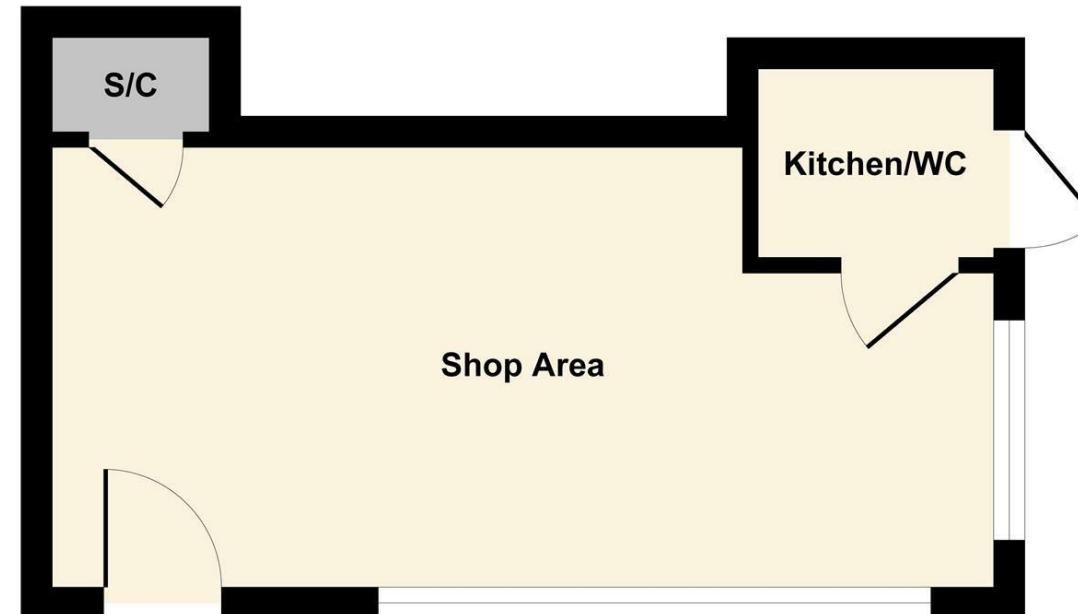
High Street, Maldon, CM9 5ET
£95,000

- Freehold Ground Floor Shop - 150 Square Feet
- Potential Yield: 8.21% PA
- With Full Vacant Possession
- Use Class E
- Small Kitchen/WC
- Rare Opportunity
- Excellent High Street Position
Within Maldon's Bustling Town
Centre
- EPC - Exempt (Grade II Listed
Building)

A Unique Opportunity To Purchase A Ground Floor Freehold Victorian shop...Located in the heart of Maldon town centre. The building is being sold with vacant possession and therefore could suit both owner occupation or buy to let investment. It is considered that if fully let the property could generate an annual income of around £7,800 which represents a yield of 8.21%. The accommodation comprises a light and airy shop with dual aspect windows to front and side, access via oak door to a small kitchen/w/c area with a separate entrance door. Viewing comes highly recommended to fully appreciate the size and standard of the accommodation on offer.

Maldon is located on the blackwater estuary in Essex and is one of the oldest recorded towns in the county boasting a wealth of charm. The high street provides an array of amenities including a variety of shops and highly rated restaurants. Within walking distance is the promenade park which provides scenic walks throughout and along the river. The town also benefits from a leisure centre, gym, schools and a hospital and is just over 10 miles to Chelmsford City and approximately 7 miles to the nearest train station in Hatfield Peverel.

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Floor Plan

Property Services

Gas - N/A

Electric - Mains

Water - Mains

Heating - Electric Heating

Local Authority - Maldon District

Council

Agent Note

Under Section 21 of the 1979 Estate Agents Act, we must declare that the vendor of this property is an employee of Paul Mason Associates.

Viewings

Strictly by appointment only through the selling agent Paul Mason Associates 01245 382555.

Important Notices

We wish to inform all prospective purchasers that we have prepared these particulars including text, photographs and measurements as a general guide. Room sizes should not be relied upon for carpets and furnishings. We have not carried out a survey or tested the services, appliances and specific fittings. These particulars do not form part of a contract and must not be relied upon as statement or representation of fact.



Paul Mason Associates

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Sales | Lettings | Development | Investment

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Paul Mason Associates Limited Registered in England Number - 6767946
Registered Office - Bruce House, The Street, Hatfield Peverel CM3 2DP





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