

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



BLUE ALPINE

PROPERTY INVESTMENT & DEVELOPMENT



Maldon - 106 High Street, Essex CM9 5ET

Freehold Retail Investment



Investment Consideration:

- Purchase Price: £375,000
- Gross Initial Yield: 5.44%
- Rental Income: £20,400 p.a.
- VAT is NOT applicable to this property
- Comprises ground floor gift shop and tea room at first floor
- Total area size of 91 sq m (980 sq ft)
- Property benefits from rear garden, providing extra seating spaces
- Rated 4.8/5 on Google
- Nearby occupiers include café/restaurants, pet shop and gift shop, amongst others.
- Large retailers such as HSBC, WH Smith, Subway and Costa Coffee are within short walk further down the High Street.



Tenancies and Accommodation:

Property	Accommodation	Lessee & Trade	Term	Current Rent £ p.a.	Notes
No. 106 (Ground Floor)	Gift Shop: 50 sq m (538 sq ft) Retail Area, Kitchen	Individual	5 Years from September 2020	£20,400	Note 1: FRI Note 2: No breaks
No. 106 (First Floor)	Tea Room: 41 sq m (442 sq ft) Retail Area, Storage, Office				
			Total	£20,400	

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Property Description:

Comprises ground floor gift shop and tea room at first floor.
Property benefits from rear garden, providing extra seating spaces.

The property provides the following accommodation and dimensions:

Ground Floor: Gift Shop	50 sq m	(538 sq ft)
First Floor: Tea Room	41 sq m	(442 sq ft)

Tenancy:

The property is at present let to an Individual for a term of 5 years from September 2020 at a current rent of £20,400 per annum and the lease contains full repairing and insuring covenants. No breaks.



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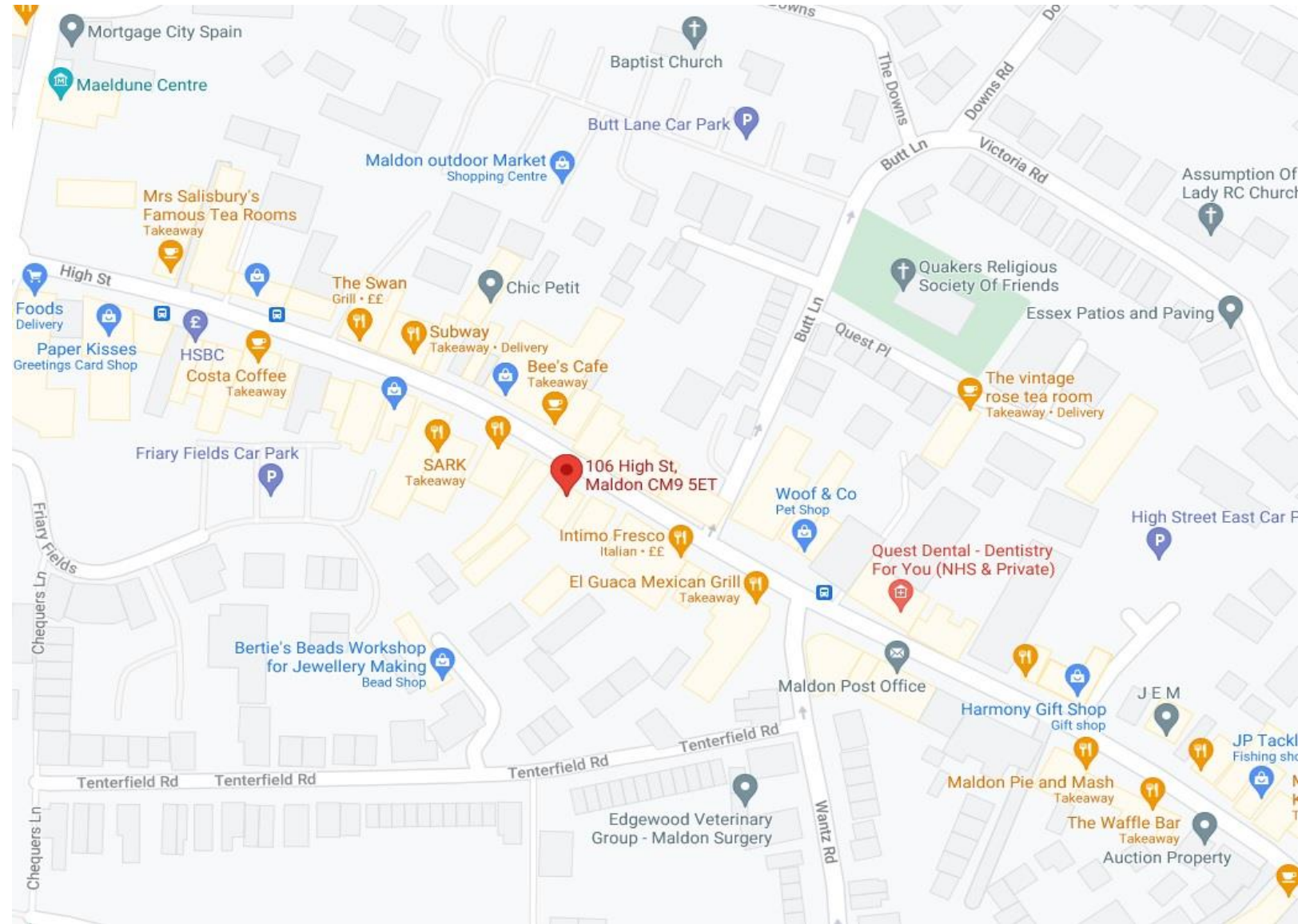
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Location:

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:

To view copies of the leases, information on the title, other information, please contact Joseph Bachman or Prash Jaitley.



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BLUE ALPINE

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