

162-164 High Street,
Maldon, Essex,
CM9 5BX



FOR SALE (FREEHOLD) MALDON ESSEX, ITALIAN RESTAURANT
IN GRADE II* LISTED BUILDING

**DEDMAN
GRAY**
PROPERTY CONSULTANTS

Location:

Located on Maldon's High Street and comprising an elegant ground floor 42 cover Restaurant in approx. 680 sq.ft. overall together with a self-contained 2 bedroom flat over two floors above.

Maldon district covers the Dengie peninsula & has a population of some 66,200 with the majority of residents living in surrounding villages. The area is synonymous for its association with sailing, and is adjacent to the Rivers Chelmer and Blackwater. Full of ancient buildings, churches, shops & Public Houses, with 21st century brand names now occupying the High Street including Costa Coffee.

**The Property:**

A delightful grade II* listed building in the High Street of this Historic Town. Ground Floor in a total of approx. 680 sq.ft. including a commercial kitchen & ladies & gents WC's. We believe these parts are capable of being let at a rent of around £25,000pa.

Upper Parts:

Over 1st and 2nd floors and totalling some 800 sq.ft. First Floor: Kitchen, lounge, bedroom, bathroom/WC. Second Floor: Bedroom, loft room/store & secondary kitchen. We believe these parts could be let & produce a rental income of circa £12,000pa including 1 parking space.

Externally:

Fenced/gated rear yard/garden space with vehicular access & providing concreted parking for 2 cars, space for refuse and access to the residential parts above.

Features:

- Grade II* Listed Building
- In High Street Location
- 2 Bedroom Flat Above
- Suit Many Cuisines
- Rear Parking
- Genuine Retirement Sale

Tenure:

Freehold.

Business Rates:

The property appears on the latest rating list with an adopted rateable value of £5,500.

Premises Licence:

Should the purchaser so require it, the vendor is prepared to assist in the transfer of the Premises Licence.

Fixtures & Fittings:

The asking price includes a full complement of trade fixtures, fittings and equipment.

Energy Performance Certificate:

Available on request.

Asking Price: £450,000 Freehold





Legal Fees:

Each party to bear their own.

Further Information & Viewings:

For further information or to arrange a viewing please contact

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Every attempt has been made to ensure accuracy; however, all measurements are approximate and for illustrative purposes only and are not to scale. The following particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures and fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. D671

