

49A & 49B Mill Road, Maldon, Essex, CM9 5HY



For Sale Freehold

**Detached Building with
Development Potential STPP**

**300.97 Sq. M. (3,238 Sq. Ft)
on 0.177 Acre Site**

- Rare Opportunity Close to the Town Centre
- Suitable for a Variety of Uses STPP
- Walking Distance of the High Street and Promenade
- Opposite the Plume School
- Offers are Invited in Excess of £465,000



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worldwide



Details

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 21,000. The town is served by the A414 which provides access to the A12 dual carriageway 8 miles to the west.

The property lies to the south east of Maldon town centre close to the junction of Mill Road and Park Drive and within walking distance of the leisure facilities available within Promenade Park and Marine Parade. The grounds of the Plume School lie immediately opposite.

Description

The property comprises two attached semi-detached buildings created of cavity brick with a concrete tile pitched roof and mainly timber frame casement windows and doors. To the rear of the building is a part detached storage building and a car park capable of accommodating 6-8 vehicles. To the front of the building there is parking for an additional two vehicles. Access to the rear car park is shared with the adjacent property known as Berridge House and accessed from Park Drive.

Internally the building is split into two halves made up of a number of office, storage and meeting rooms together with a large open plan hall. There a number of WC facilities as well as a fully fitted kitchen with a good range of cookers and overhead extraction equipment. Please refer to the floor plan for further information.

Accommodation

The property has been measured on a Gross Internal Area basis.

Total - 300.97 Sq. M (3,238 Sq. Ft)

The property sits on a site area of 0.177 acre.

Services

We understand the property has mains gas, water and electricity. We have not tested any of the services and interested parties should rely upon their own enquiries as regards to the availability and capacity of the services to the property.

Business Rates

49 A, Mill Road, Maldon, Essex, CM9 5HY

Rateable Value £2,125

Rates Payable 2019/20 £ 1,060 per annum approx.

49 B, Mill Road, Maldon, Essex, CM9 5HY

Rateable Value £12,250

Rates Payable 2019/20 £6,125 per annum approx.

We understand the property may qualify for small business rate relief subject to individual circumstances. Interested parties are advised to make their own enquiries with the local authority.

Energy Rating

49 A, Mill Road, Maldon, Essex, CM9 5HY - E - 101

49 B, Mill Road, Maldon, Essex, CM9 5HY - D - 84

Planning

We understand the property has an established D1 use class. Interested parties are advised to speak to the Local Authority regarding their intended use.

Local Authority

Maldon District Council

Council Offices, Princes Road, Maldon, CM9 5DL

Telephone: 01621 854477

Tenure

The property is available to purchase freehold as a single lot under title numbers EX805815 & EX949212.

Guide Price

Offers are invited in excess of £465,000

VAT

We understand VAT will not be payable on the purchase price.

Legal Costs

Each party to bear their own legal costs.

Viewing

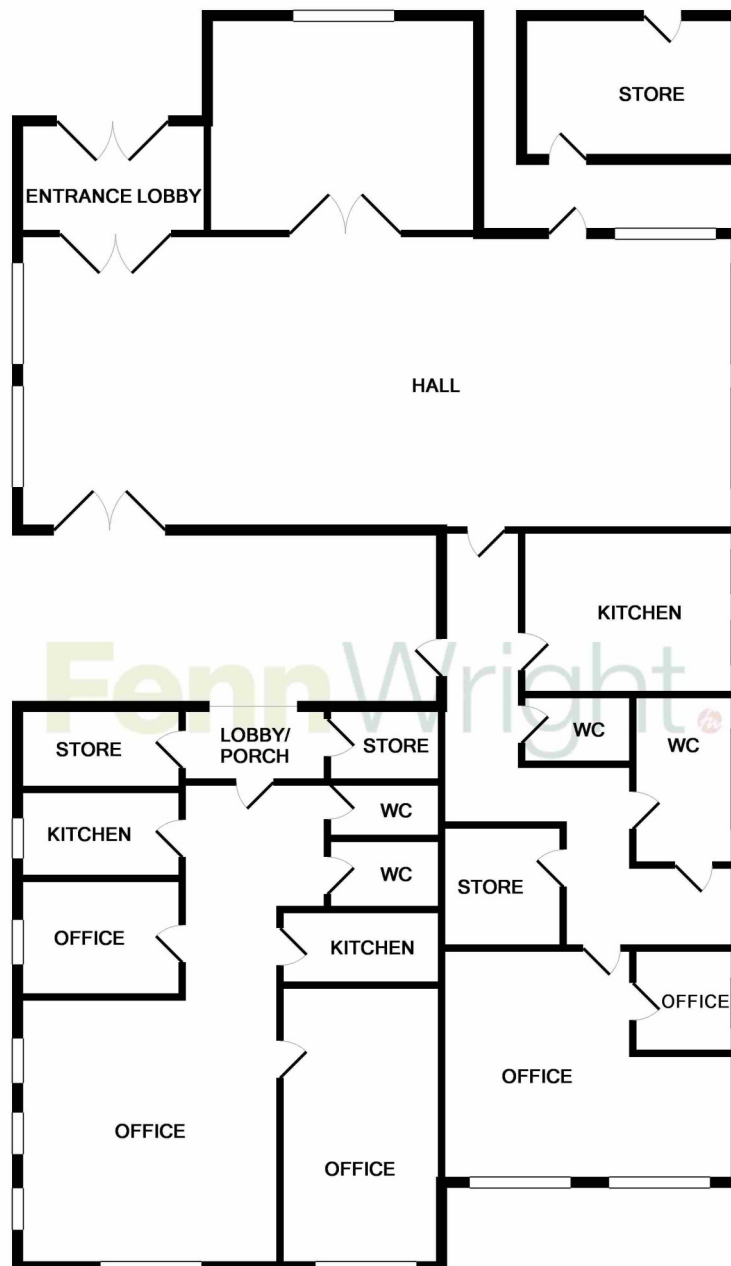
Strictly by prior appointment with the sole agent:

01245 261226

fennwright.co.uk

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John Logan - jdl@fennwright.co.uk



Whilst every attempt has been made to ensure the accuracy of the floor plan 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
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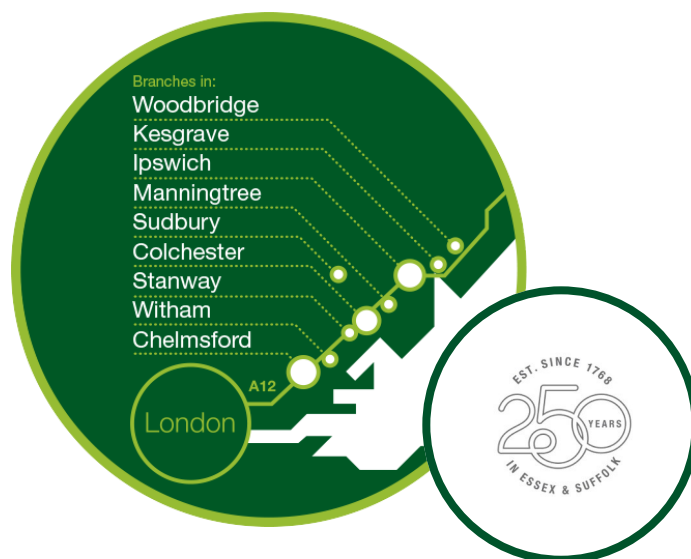
For further information

01245 261226

fennwright.co.uk

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Particulars for 49A & 49B Mill Road, Maldon, Essex CM9 5HY