

Lot 21

44–46 Mill Road, Maldon,
Essex CM9 5HZ

GUIDE PRICE: £390,000



**FREEHOLD MIXED INVESTMENT WITH
FURTHER DEVELOPMENT POTENTIAL**

This well maintained building consists of a pair of commercial units with a two bedroom flat above. The whole building is let on a full repairing and insuring lease from December 2009 for a 20 year period at a rent of £33,800 pa. We understand that a 2 month rent deposit is in place and that rent reviews are scheduled every 5 years. The original lease has been granted to the occupier of the Fish Inn takeaway premises who in turn has sub-let the adjacent shop to Motorcycle Accessories. The property offers potential to extend to the rear and may offer potential for further conversion subject to obtaining any necessary planning consent that may be required. Mill Road is located off High Street within the popular town of Maldon.

ACCOMMODATION

Shop at No 44: total overall area approximately 437 sq ft

Shop at No 46: total overall area approximately 820 sq ft

Flat: two bedroom accommodation

TENURE

Freehold

LOCAL AUTHORITY & TAX RATING

Maldon District Council 01621 854477

Rateable Value: Shop at 44: £3,200 Shop at 46: £6,100

Council Tax Band: B

VENDORS SOLICITORS

To be confirmed

VIEWING TIMES

By appointment through the Auctioneers

STARTING BID

FINAL BID

NOTES

SOLD UNSOLD SOLD PRIOR WITHDRAWN