

FOR SALE

Income Producing Commercial
Investment Property

MILDMAY HOUSE & UNIT G, MILDMAY INDUSTRIAL ESTATE

Foundry Lane, Burnham-on-Crouch, Essex, CM0 8SH



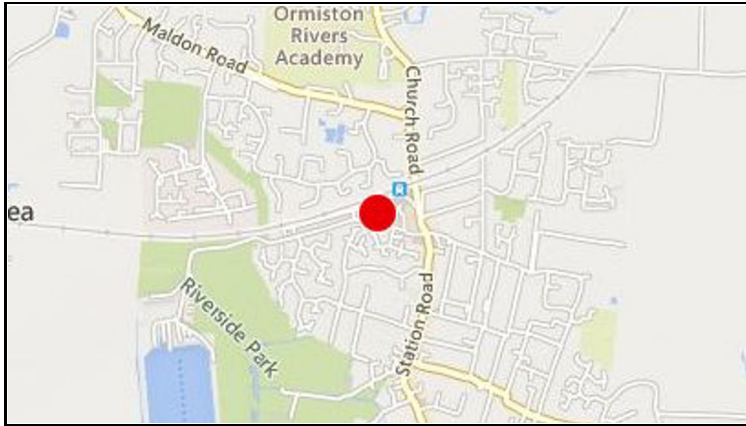
- Current income £87,031 per annum
- 11,206 sq. ft. (1,041 sq. m.)/0.46 acre site
- Adjacent to Burnham-on-Crouch rail station

- Travis Perkins in occupation
- Opportunity for asset management
- Adjacent to Co-op supermarket

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PROPERTY CONSULTANTS

01245 358988

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LOCATION

Mildmay House & Unit G, Mildmay Industrial Estate are located to the north of Burnham-on-Crouch high street, adjacent to the railway station and opposite the East of England Co-op Supermarket. There are regular trains to Wickford Station (to London Liverpool Street) every 40 minutes. Burnham-on-Crouch is located approximately 15 miles to the south-east of Maldon and 20 miles to the south-east of Chelmsford, accessed via the B1080.

DESCRIPTION

Mildmay House & Unit G, Mildmay Industrial Estate comprise a multi-let mixed commercial property arranged to provide trade, retail and office accommodation within a self-contained two-storey building with a single storey storage warehouse, yard area and car parking provision. The property benefits from rights to park in the adjacent supermarket car park.

ACCOMMODATION

Mildmay House	
Ground Floor	2,624 sq. ft. (244 m ²)
First Floor	2,526 sq. ft. (235 m ²)
Unit G	
Ground Floor (Trade Counter)	2,398 sq. ft. (223 m ²)
Warehouse	3,658 sq. ft. (340 m ²)
Total	11,206 sq. ft. (1,041 m²)

The above floor areas are approximate and have been measured on a gross internal basis.

TENURE

The freehold interest is offered, subject to nine existing occupational leases producing an annual rental of £86,698 exclusive. Full tenancy information available upon application.

PRICE

£1,150,000 exclusive.

VAT

All rents, prices and premiums are exclusive of VAT under the Finance Act 1989.

EPC

See attached Tenancy Schedule.

LEGAL FEES

Each party to bear their own legal costs incurred in this transaction.

CONTACT

Strictly by appointment via sole agents:

Tim Collins

Tel: 01245 342042 / 07720 806194

Email: tim.collins@kemsley.com

Jake Iliffe

Tel: 01245 342043 / 07946 482998

Email: jake.iliffe@kemsley.com

Ref: AC2981



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