

High Street, Maldon

CM9 5BX

CURTIS O'BOYLE

Sales & Lettings





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£110,000

High street retails premises for sale with tenant. Current business unaffected. Currently trading as an eat in waffle bar with serving and dining area to front, kitchen and wc to rear. Grade II Listed Building

Grade II Listed Building a short walk from Maldon's Promenade Park and quayside popular with visitors to this historic market town.

SHOP LAYOUT:

SERVING & DINING AREA 17' 7" x 13' 11" (5.36m x 4.24m) Glazed entrance door and large shop window to front aspect.

FURTHER DINING AREA 13' 1" x 9' 6" (3.99m x 2.9m) Window to front aspect.

REAR LOBBY Opening to kitchen and access to WC.

KITCHEN/PREP AREA 9' 7" x 9' 2" (2.92m x 2.79m) Door to rear aspect, window to side aspect.

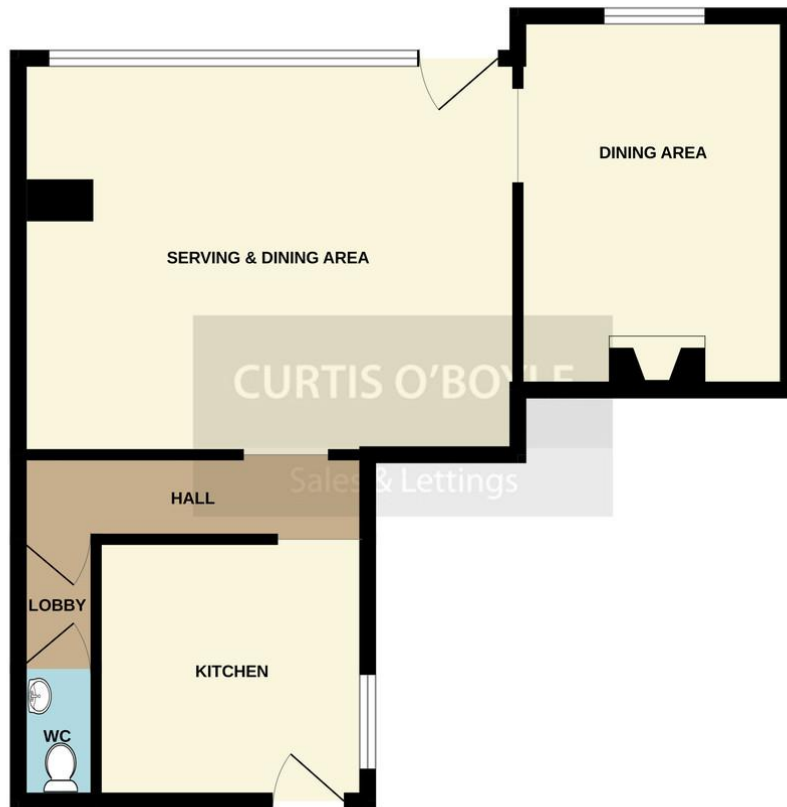
WC Wash hand basin, dose coupled WC, tiled splashbacks.

CURRENTLY TENANTED Current tenant lease details to follow....



To view this property call Curtis O' Boyle Estate Agents on **01621 855558**

GROUND FLOOR
509 sq.ft. (47.3 sq.m.) approx.



AWAITING EPC

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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