

34 High Street, Dunmow, Essex CM6 1AH
Owner Occupier/Investment **FOR SALE**
2,314 sq ft / 215 sq m



- Prime High Street location in popular market town
- ERV £36,900 per annum
- Vacant shop and two fully let residential apartments above

Coke Gearing
consulting
Chartered Surveyors

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Location

The property is situated in the attractive, affluent market town of Great Dunmow in the county of Essex, taking a prominent position on the High Street with an 8.75 m frontage. The High Street is vibrant and full of mixed use, mainly independent, retailers.

Great Dunmow has a current population of circa 10,000, with plans for future residential growth. The town is situated just off the A120 which runs east to Braintree (approx. 6 miles) and west to Stansted Airport and M11 Junction 8 (again circa 6 miles).

Description

A prominent, attractive Grade II listed property on the High Street. Vacant ground floor shop available. Internally the property is in excellent decorative order with a mixture of modern design incorporating the period features. Mainly retail area, together with stores, WC and kitchen.

On the upper parts are 1 x studio apartment and 1 x self-contained one-bedroom apartment accessed separately via the rear.

There is parking for two vehicles and additional shed for storage.

Accommodation

Gross internal areas

Ground floor shop	1,305 sq ft	121.24 sq m
Studio apartment	408 sq ft	37.90 sq m
One-bed apartment	601 sq ft	55.83 sq m
TOTAL	2,314 sq ft	214.97 sq m

Sale price

£650,000 (no VAT)

Tenancies

The ground floor shop is due to be vacated and therefore would suit a freehold owner occupier or could be let with an estimated ERV of £22,500 per annum.

The studio apartment is currently let, producing £6,600 per annum and the one-bedroom apartment produces £7,800 per annum.

Services

Mains water and electricity are connected but not tested.

Business Rates

The property is listed in the 2017 Rating List as £20,500, which equates to annual rates payable of £9,820 assuming a UBR of 47.9 p

Legal costs

Each party to bear their own legal costs.

Viewings

For further information please contact:

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