REF: F3322

PPS
BUSINESS TRANSFER AGENTS

FREEHOLD MIXED-USE INVESTMENT - HIGH STREET OPPOSITE STATION, ESSEX
PRODUCES £55,600 PER ANNUM - NEXT RENT REVIEW AUG 2027
2 X ONE-BEDROOM FLATS
2,000 SQ.FT (APPROX.) COMMERCIAL PREMISES ON A 20 -YEAR LEASE
IDEAL INVESTMENT & FULLY REFURBISHED TO A HIGH STANDARD

ESSEX - £795,000 FREEHOLD





- PRODUCING RENTAL £55,600 PER ANNUM
- 2,000 SQ.FT (APPROX.) COMMERICAL SHOPS
- MIXED USE INVESTMENT
- 2 X ONE BEDROOM PREMIUM FLATS
- NEXT RENT REVIEW AUG 2027
- HIGH STREET POSITION OPPOSITE STATION

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LOCATION

Occupying a prime High Street position in the heart of Essex, this substantial freehold investment sits directly opposite the town's railway station, ensuring excellent visibility and consistent footfall. The premises is positioned in this popular and affluent Essex riverside town renowned for its sailing heritage and strong local amenities. The town has direct rail links to London, making this an exceptionally well-positioned investment opportunity benefiting from both long-term commercial demand and residential appeal.

INVESTMENT OPPORTUNITY

An exceptional opportunity to acquire a substantial mixed-use freehold investment producing a current rental income of approximately £55,600 per annum, reflecting a gross yield of 6.9% at the asking price. The property comprises approximately 2,000 sq.ft. of ground floor commercial accommodation, together with a useful rear yard, and is occupied under a 20-year lease from August 2022 by a long-established tenant whose business has successfully traded from the locality since 1979. Positioned directly opposite the mainline railway station and principal public car park, the property benefits from outstanding accessibility, excellent visibility and a prime High Street position that continues to attract both commercial and residential occupiers.

The residential element comprises two spacious one-bedroom flats that have undergone extensive refurbishment and are presented in excellent condition throughout. Both apartments are currently let and have historically experienced exceptionally strong demand whenever available. Over many years the current owner has invested considerable time and resources into maintaining and improving the property, resulting in a well-cared-for asset presented in first-class condition. Combining secure long-term commercial income, high-demand residential accommodation, a forthcoming commercial rent review in 2027 and an outstanding town centre location, this represents a rare opportunity to acquire a quality freehold investment with both immediate income and future growth potential.

INCOME

We understand from our vendor client that the current rental income:
Commercial Unit : £35,500 per annum.
Flat 1 : £825 PCM
Flat 2 : £850 PCM

REASON FOR SALE

Relocation.

FREEHOLD & TENURE

Our client is selling the freehold premises for both the commercial shops and above flats. The commercial premises is leased on a 20 years 1954 act lease (Stated Aug 2022) at a current rental of £35,500 per annum . Next rent review August 2027.

Each of the flats are let individually on standard AST's.

LEGAL FEES

Each party is to cover their own legal fees.

PRICE

We are instructed by our Vendor to offer this freehold investment property for sale, AT THE PRICE OF £795,000 priced to reflect the freehold buy to let investment opportunity.

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'Our business is selling your business'

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