

FOR SALE FREEHOLD



FOR SALE BY INFORMAL TENDER

GUIDE PRICE £65,000

FORMER TOURIST INFORMATION CENTRE,
COACH LANE,
MALDON

1 Tollgate East, Stanway, Colchester CO3 8RS

Fax : 01206 216540

Email : commercial@fennwright.co.uk

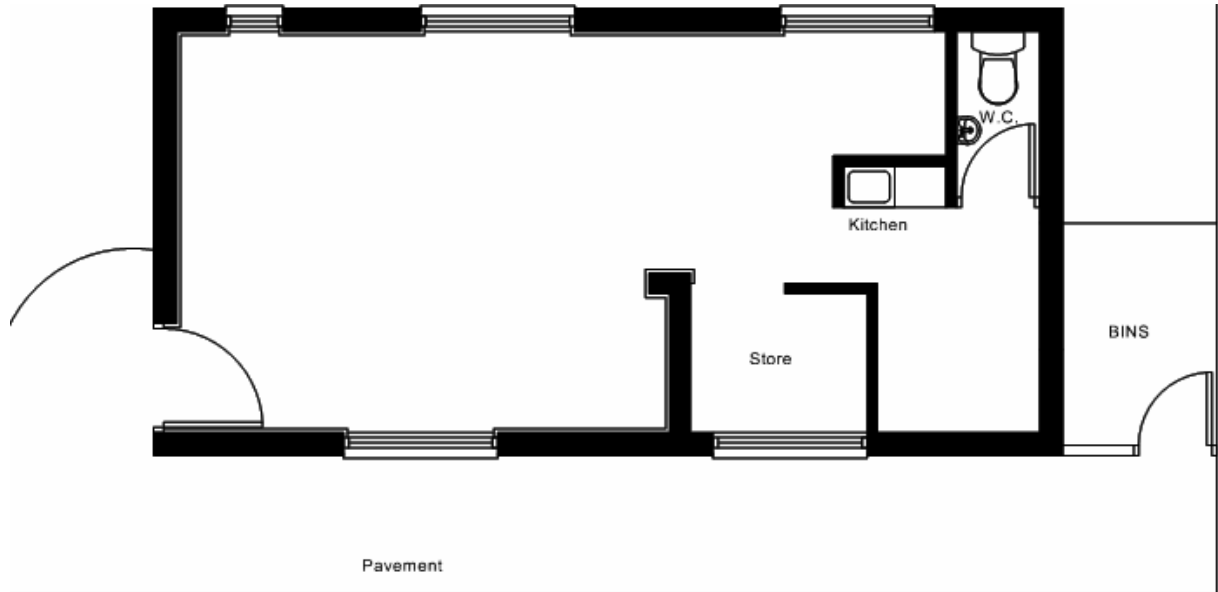
Chelmsford 01245 261226 : Ipswich 01473 232701 : Witham 01376 516464

01206 216565

 fennwright.co.uk

ADDRESS	TOURIST INFORMATION CENTRE, COACH LANE, MALDON. CM9 4UH
LOCATION	<p>Maldon is an historic market town with a population in the order of 18,500 people situated on the banks of the River Blackwater, 11 miles east of Chelmsford and 17 miles south west of Colchester.</p> <p>The subject property is located on the south western side of Coach Lane, a narrow road in a conservation area to the north of Maldon High Street. The premises abut residential properties and are sited opposite the car park to the rear / side of the Blue Boar Hotel.</p>
DESCRIPTION	<p>The property comprises a detached building of just under 350 sq ft and we believe it to be Edwardian. The building is of brick / block construction with mock timber framing above, with a pantile roof of decorative ridge finish detail. Internally the building provides lofty single storey accommodation incorporating part of the roof space to a height of around 12 ft. Windows are predominantly single glazed timber casement type at high level. The bulk of the internal accommodation is plastered and colour washed and presented in good decorative order. The property benefits from WC and kitchenette facilities.</p>
ACCOMMODATION	GIA 343 sq ft (31.9M ²)
SERVICES	Mains water, electricity and drainage are connected. Space heating is provided by electric night storage heaters. Lighting is by florescent tubes.
PLANNING	As a former Tourist Information Centre the property has a long standing B1 use class. For any proposed alternative use please direct enquiries to the Council.
RATING	<p>Rateable Value £2,375 UBR £0.444p</p>
METHOD OF SALE	<p>The property is offered for sale by informal tender. Best written offers are invited by noon on Friday 18 April 2008. Offers should clearly identify the prospective purchaser, the method of funding and must be expressed as a fixed sum. If offers are subject to any conditions, proviso, or requirement to obtain further planning consent, these should be clearly stated. The vendors reserve the right not to accept the highest or any offers and reserve the right to accept any further offers up to the point of exchange of contracts.</p>
GUIDE PRICE	Offers are sought in excess of £65,000.
VIEWING	<p>Strictly by prior appointment with the sole agents: Fenn Wright, 1 Tollgate East, Colchester, CO3 8RS</p>
CONTACT	<p>ROBERT WINDUS dd. (01206) 216558 e. rjw@fennwright.co.uk</p>

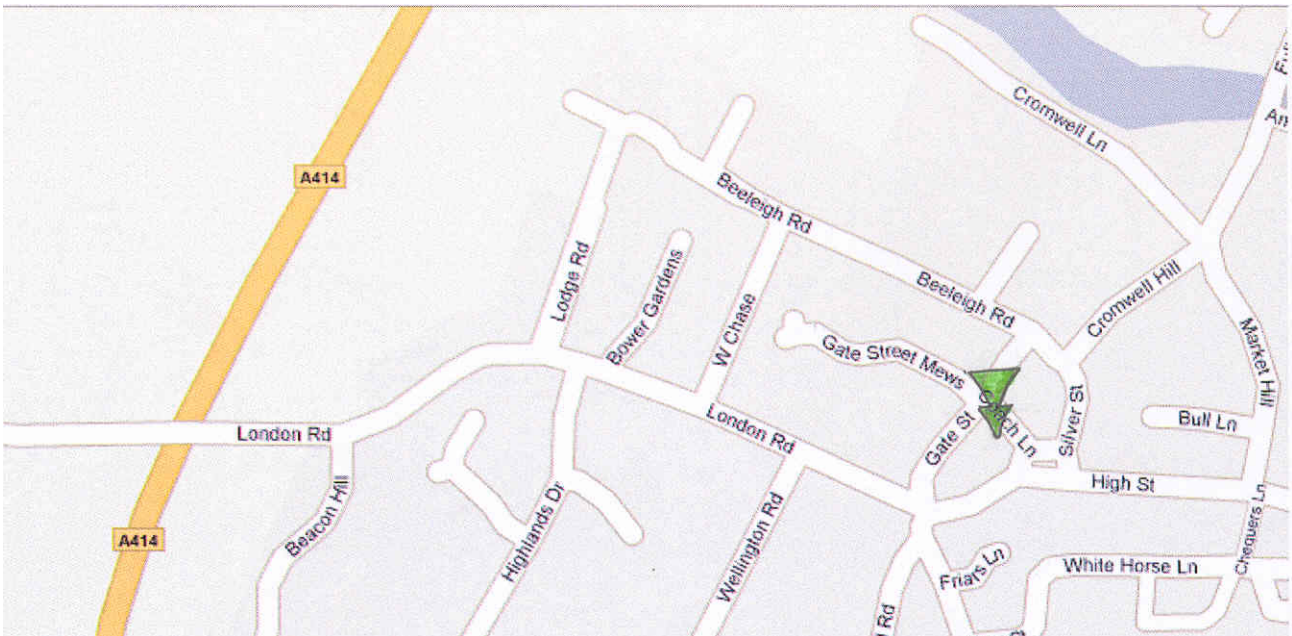
FLOORPLAN



Coach

Lane





Messrs. Fenn Wright for themselves and for the vendors or lessors of this property whose agents they are give notice that:

- i. The particulars are set out as a general outline for the guidance of intending purchasers or lessees; and do not constitute, nor constitute part of, an offer or contract.
- ii. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- iii. The Vendor or Lessor does not make or give, and neither Messrs Fenn Wright nor any person in their employment has the authority to make or give any representation or warranty whatsoever in relation to this property.
- iv. All statements contained in these particulars as to this property are made without responsibility on the part of Messrs. Fenn Wright or the Vendor/Lessor.
- v. All quoting terms may be subject to VAT at the prevailing rate from time to time.
- vi. We have not tested the services and cannot give any warranty or undertaking as regards their efficiency or operation.
- vii. We stress that it is the proposed purchaser's / tenant's responsibility to fully satisfy themselves as far as the exact floor areas, exact nature of the existing use and planning are concerned and as to whether their proposed use requires planning.