

Anchor Guest House, 7, 8 & 9 Church Street, Maldon, CM9 5HW



For Sale Freehold

**Guest House with Owners
Accommodation and Adjoining Two
Bed End of Terrace House**

**Business / Investment / Conversion
Opportunity (STPP)**

Available due to Retirement

- Available Immediately
- Ground Floor Guest House Comprising 5 En Suite Bedrooms, Dining Area and Kitchen
- First Floor Owners Accommodation
- Two Bed End of Terrace House
- Situated within 500 yards of Maldon's Historic Quay and Promenade
- Rear Car Park
- Guide Price - £595,000 (No VAT).

Details

Location

Maldon is an attractive coastal town set on the river Blackwater and is located approximately 10 miles to the east of Chelmsford and 18 miles south west of Colchester with a population of approximately 21,000. The town is served by the A414 which provides access to the A12 dual carriageway 8 miles to the west.

The property is situated on Church Street to the South of Maldon High Street. Church Street is within walking distance to the popular Hythe Quay, town centre and Promenade Park. The Hythe Quay is a great place to eat, drink and walk. The town centre is home to a number of shops, pubs and restaurants, whilst the Promenade Park is popular with families.

Description

The property comprises a mid terrace guest house with owners accommodation on the first floor together with a 2 bed end of terrace house.

The guest house comprises 5 bedrooms each with en suite facilities , central heating and television points. The guest house has a living/dining area and a fully equipped kitchen.

There is owners accommodation on the first floor which comprises a good sized bedroom, living room and bathroom. There is another room which is currently used as a kitchen, however please note there is no sink or cooking facilities apart from a microwave.

Adjoining the property is an end of terrace property which was for many years let out as individual guest rooms, however more recently it has been occupied as a two bed house. The property comprises a living area kitchen and utility room on the ground floor and two bedrooms and bathroom on the first floor.

At the rear of the property is an external parking area which is used by guests. There is an outbuilding which is currently used for storage, however this could be removed in order to provide additional parking.

Accommodation

7 & 8 Church Street

Guest House (Ground Floor)

Living Room	6.60m x 3.60m
Kitchen	6.10m x 2.65m
Bedroom 1	3.50m x 3.30m
Bedroom 2	4.69m x 3.86m
Bedroom 3	2.95m x 2.65m
Bedroom 4	3.96m x 2.36m
Bedroom 5	3.55m x 2.05m

Owners Accommodation (First Floor)

Living Room	6.74m x 3.94m
Bedroom	3.95m x 3.60m
Bathroom	2.94m x 2.02m
Kitchenette	2.10m x 1.80m

9 Church Street - Two Bed End Of Terrace House

Living Room	5.96m x 3.26m
Kitchen	3.15m x 2.91m
Utility Room	2.55m x 1.87m
Bedroom 1	4.05m x 3.69m
Bedroom 2	2.97m x 2.25m
Bathroom	3.70m x 2.69m

Please refer to the floor plans for further information

Services

We understand the property is connected to mains water, drainage, gas and electricity. We have not tested any of the services and all interested parties should rely upon their own enquiries with the relevant utility company in connection with the availability and capacity of all of those serving the property including IT and telecommunication links.

Business Rates & Council Tax

7 & 8 Church Street, Maldon

We understand from our client the Guest House and owners accommodation is exempt from Business Rates.

9 Church Street, Maldon

Council Tax Band C.

Title

The property is available for sale freehold.

We understand the Guest House is held under Title EX532117 and the adjoining residential property is held under Title EX603798.

Price

£595,000 for the freehold interest.

VAT

We understand VAT will not be payable.

Legal Costs

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

Energy Performance Certificate

Anchor Guest House - EPC Rating D85.

Adjoining Residential Property - EPC Rating F22.

Viewing

Strictly by prior appointment with the sole agent:

Fenn Wright

20 Duke Street, Chelmsford, CM1 1HL

01245 261226

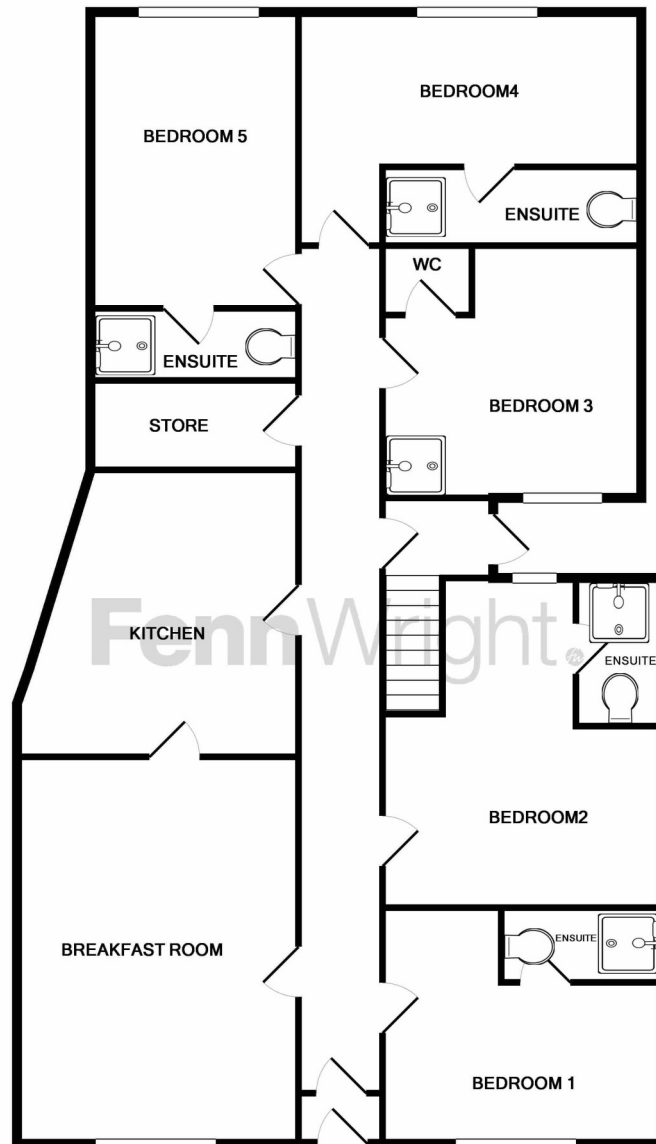
fennwright.co.uk

James Wright - jw@fennwright.co.uk

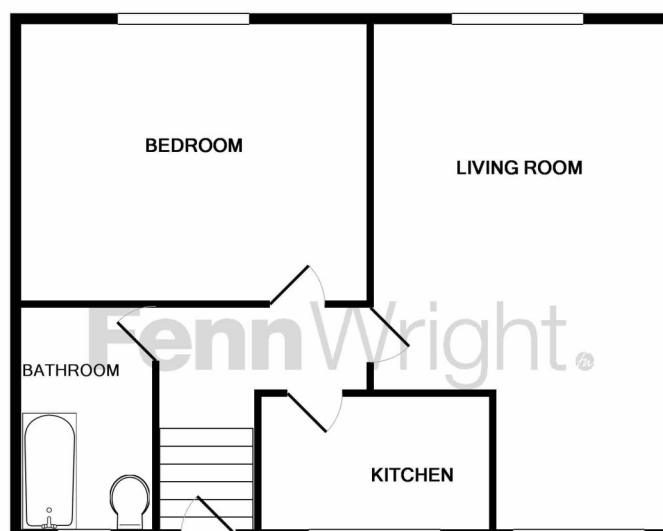
John Logan - jdl@fennwright.co.uk



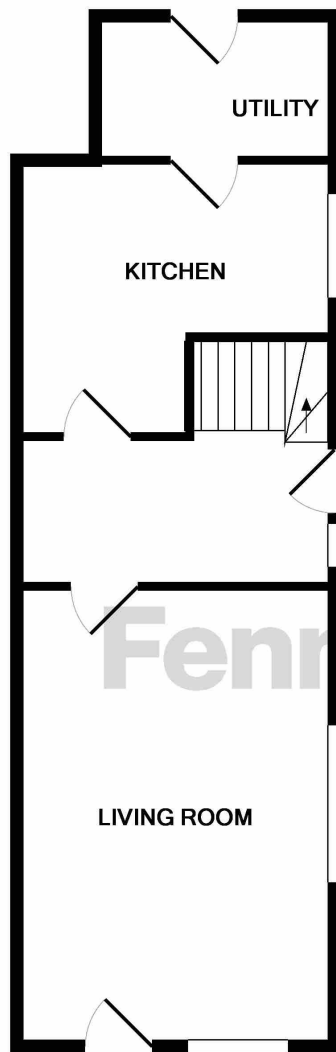
Guest House - Ground Floor



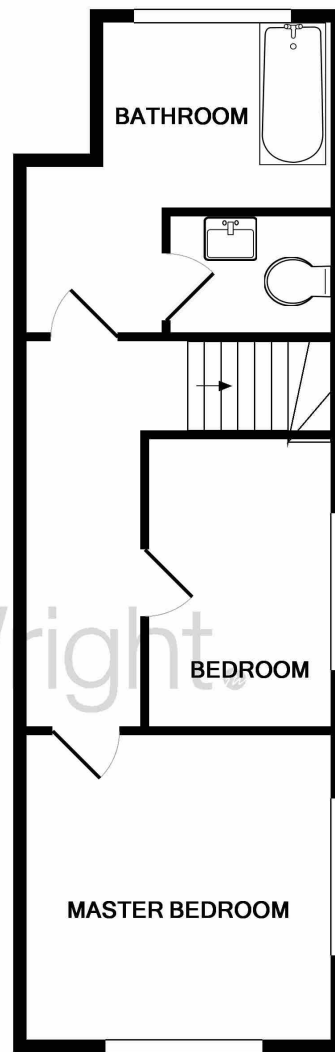
Owners Accommodation - First Floor



End of Terrace House



GROUND FLOOR



1ST FLOOR





For further information

01245 261226

fennwright.co.uk

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Particulars for Anchor Guest House, Church Street, Maldon, Essex, CM9 5HW

