



LUCAS

ESTATE AGENTS AND VALUERS



16 Victoria Place, Brightlingsea, Essex, CO7 0BX
Telephone: 01206 302639 'Fax: 01206 302874
E-mail: info@lucasestates.com Website: www.lucasestates.com



BRIGHTLINGSEA, ESSEX
FREEHOLD PRICE OIRO £275,000
WITH RENTAL OPTION

AN OPPORTUNITY TO ACQUIRE THIS LARGE COMMERCIAL PROPERTY FOR RE-DEVELOPMENT, IDEAL FOR A NUMBER OF TRADES, AND SITUATED IN A PROMINENT HIGH STREET POSITION OPPOSITE BARCLAYS BANK AND THE NATIONWIDE BUILDING SOCIETY. THE PREMISES CONSISTS OF 1 LARGE SHOP (NO. 23) WITH A 5 BEDROOM FLAT ABOVE, BUT HAVING ACCESS TO THE ADJOINING PROPERTY

ESTABLISHED 1935



*16 Victoria Place, Brightlingsea, Essex, CO7 0BX
Telephone: 01206 302639 'Fax: 01206 302874
E-mail: info@lucasestates.com Website: www.lucasestates.com*

No. 21 High Street, Brightlingsea, Essex

Shop 12'3" x 11'8" Window blocked. Entrance door to High Street and access to main shop (panelled over). Stairs to –

FIRST FLOOR

Room 1. 13'10" x 12'1" Front facing window. Original fireplace. Built in cupboard.

Room 2. 12'7" x 7'4" No window.

Room 3. 9'6" X 6'1" Original fireplace. No window.

No. 23 High Street, Brightlingsea, Essex

Shop 26'5" x 14'10" with counter. Extensive wall shelving. 2 large display windows and entrance door. Door to –

Storage Room No. 1. 12'8" x 12'5" with consumer panel. Wall shelving and 2 tier built in cupboards. Door to –

Storage Room No. 2. 25' x 18'2" with storage shelving and double fire exit doors to the side leading to High Street.

Storage Room No. 3. 12'9" x 12'5" with shelved understairs storage cupboard and access to No. 21.

Cloakroom with W.C., wash hand basin and stainless steel sink. Quarry tiled floor.

Lounge (to rear of shop) 14' x 12'9" including stairs to 1st floor flat with radiator.

Gas fire. French doors to rear access. Door to –

Dining Room 11'10" x 8'5" with radiator. Door to –

Kitchen 14'5" x 8'4" max., with quarry tiled floor. Double drainer stainless steel sink unit, tiled over. Base unit cupboards and drawers. Electric cooker. Tall shelved storage cupboard. Shelved pantry. Radiator. Rear entrance door with side access to High Street.



16 Victoria Place, Brightlingsea, Essex, CO7 0BX
Telephone: 01206 302639 'Fax: 01206 302874
E-mail: info@lucasestates.com Website: www.lucasestates.com

Flat above No. 23 High Street

Landing with trap to roof space. Stairs from lounge on ground floor.
(Rooms in clockwise order).

Bedroom 1. 14'1" x 12'2" with radiator.

Bedroom 2. 14' x 12'2" with radiator.

Bedroom 3. 12'9" x 7'11" with radiator. 2 built in cupboards.

Bathroom with white suite of panelled bath, wash basin, W.C. and shower cubicle.
Radiator.

Bedroom 4. 12'8" x 7'4" with radiator. Trap to roof space. Fitted double
cupboards with shelves. 2 doors to landing and door to –

Bedroom 5. 12'6" x 8'4" with radiator.

NOTE: None of the appliances in these properties have been tested.

Outside

There are single access gates to both sides of the property. To the left hand
side there is an L-shaped area 26' x 24' x 7' wide with access to the store room,
and to the right hand side to gain access to the flat and kitchen.

Also included in the sale, but not adjoining is a detached block built garage
25'5" x 10'10" with concrete drive-in, which is situated off Richard Avenue
to the bottom right hand side.

Rental Option

The sellers are willing to consider a 5 year renewable lease.

Year 1. £ 6,000 PA

Year 2. £ 8,500 PA

Year 3. £11,000 PA

Year 4. Negotiable with option to buy.

Viewing

By appointment through **LUCAS ESTATE AGENTS**

ESTABLISHED 1935

E&OE