

**28 HIGH STREET
BRIGHTLINGSEA CO7 0AG
REFURBISHED SHOP**



Sales Area 200 sq. ft (18.6 sq. m)
Basement Storage 95 sq. ft (8.8 sq. m)
Town Centre Location
Asking Price £77,500
FREEHOLD FOR SALE

Offices in Essex, Central & Greater London

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LOCATION AND DESCRIPTION

Brightlingsea is a popular coastal town located at the mouth of the river Colne situated between Colchester (10 miles) and Clacton-on-Sea (10 miles).

The property is situated in a prominent position on the High Street and is of brick construction under a pitched tiled roof with rendered elevations. The ground floor sales areas benefit from plastered walls, suspended ceilings, fully glazed frontage, basement storage and WC facilities. Local occupiers in the vicinity include Barclays Bank, Nationwide Building Society, Tesco Express, Lloyds TSB and 'Ye Olde Swan' (public house).

ACCOMMODATION

According to our calculations the property has the following Net Internal Floor Areas and Dimensions:

Gross Frontage 13' 10"

Shop Depth 14' 10"

Basement Storage 95 sq. ft (8.8 sq. m)

Net Internal Sales Area 200 sq. ft (18.6 sq. m)

ASKING PRICE

The freehold is for sale at a figure of £77,500.

RATEABLE VALUE

The property is yet to be separately assessed.

PLANNING

We are advised that the property benefits from a class A1 (Retail) use. However, all interested parties should make their own investigations through the Local Authorities.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred during the course of any transaction.

VIEWING

Strictly by prior appointment through the agents Beresfords Commercial on: (01206) 76 41 41 or email beresfordsteam@beresfordsgroup.co.uk