



LUCAS

ESTATE AGENTS AND VALUERS



16 Victoria Place, Brightlingsea, Essex, CO7 0BX
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 E-mail: info@lucasestates.com Website: www.lucasestates.com



BRIGHTLINGSEA, ESSEX
A COMMERCIAL PROPERTY FOR SALE
PRICE £ 192,500 FREEHOLD

- | | |
|---|---|
| <ul style="list-style-type: none"> * 4 GROUND FLOOR ROOMS * GAS CENTRAL HEATING | <ul style="list-style-type: none"> * 5 FIRST FLOOR ROOMS * 75 FEET DEEP REAR GARDEN |
|---|---|

OPTIONS FOR USE

- | | |
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| <ul style="list-style-type: none"> Conversion to 1 large residential dwelling. Restaurant with living accom. above. Retail unit with living accom. above. | <ul style="list-style-type: none"> Conversion to 2 smaller residential dwellings. Coffee Shop/Wine Bar with living accom. above. Office space with living accom. above. |
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Continue existing use with 2 floors of office space.

ALSO AVAILABLE TO RENT AT £935 PER CALENDAR MONTH
(EXCLUSIVE) WITH EASY IN EASY OUT ARRANGEMENTS. FURNITURE
AVAILABLE.

COULD ALSO BE PURCHASED AS PART OF THE COMPLETE BLOCK FOR
£255,000 FREEHOLD.

ESTABLISHED 1935



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33-35 HIGH STREET, BRIGHTLINGSEA, ESSEX, CO7 0AG

OPTIONS FOR USE

- Conversion to one large residential dwelling.
- Conversion to 2 smaller residential dwellings.
- Restaurant with living accommodation above.
- Coffee Shop/Wine Bar with living accommodation above.
- Retail unit with living accommodation above.
- Office space with living accommodation above.
- Continue existing use with 2 floors of office space .

The accommodation comprises :-

GROUND FLOOR

Entrance door from High Street leading to –
MAIN OFFICE/RECEPTION AREA 18'2" x 13'0" with archway to –

OFFICE NO. 2. 12'9" x 11'8"

Door from Reception area leading to –

OFFICE NO. 3. 12'0" x 11'7" with doorway to –

OFFICE NO. 4. 19'5" x 8'3"

Door from Reception area leads to a rear lobby with separate male and female staff toilets, door to rear garden and staircase to First floor.

FIRST FLOOR

Landing with trap to roof space and doors to all rooms.

ROOM NO. 1. 10'10" x 9'7" with fitted carpet, radiator, window overlooking rear garden.

ROOM NO. 2. 13'0" x 14'3" narrowing to 9'9" with fitted carpet, radiator, windows to 2 sides overlooking High Street and towards Hurst Green.

ROOM NO. 3. 11'9" x 9'2" with fitted carpet, radiator, window overlooking High Street.

ROOM NO. 4. (KITCHENETTE) 6'8" x 5'4" with base and wall cupboards, sink unit, radiator, vinyl flooring, fridge space. (When this part of the building was used as a flat, this was the Bathroom and the major pipework is still installed).

ROOM NO. 5. 11'6" x 12'4" narrowing to 9'0" with fitted carpet, radiator, 2 windows overlooking the rear garden, wall mounted gas fired boiler for central heating. (When this part of the building was used as a flat, this was the Kitchen and the normal pipework (gas, water and waste) is still installed).

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OUTSIDE

To the rear of the property is a good sized garden measuring approximately 75 feet deep by 45 feet wide and laid mainly to lawn. Access to the rear of the property is down the right hand side of the building by way of a wooden gate. The outside of the building has recently been redecorated.

SERVICES

All main services are connected.

Non-Domestic Rates, R.V. £5100.

There is a Water Meter.

None of the appliances in this property have been tested.

VIEWING by appointment through LUCAS ESTATE AGENTS.

E & OE



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