

TO LET | FOR SALE | Burnham Waters Over 55 Community

Café/restaurant | 132.84 M Sq (1429.88 Sq Ft) Gross external
NIA to be confirmed upon completion of works



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LOCATION

Burnham Waters is located in the south east of Essex, and approximately 1.1 miles to the north west of Burnham-On-Crouch, accessed via Maldon Road (B1010)

DESCRIPTION

Located at the entrance of the new Burnham Waters housing development, the property comprises a detached single storey commercial property designed to provide a modern café/restaurant in keeping with the development as a whole. The building will provide a Bar just off the pantry/prep area as well as a separate office/store. A w.c. is provided and externally there will be a large Terrace which the plan shown can seat 33 people comfortably. Ample parking is provided on site.

ACCOMMODATION

NIA to be confirmed upon completion of works.
132.84 M Sq (1429.88 Sq Ft) Gross external.

TENURE

The property will be available from 2025 on a new full repairing and insuring lease for a term to be agreed.

RENT | ROA FREEHOLD | £750,000 STC

VAT

All rents, prices and premiums are exclusive of VAT under the Finance Act 1989.

BUSINESS RATES | TBC EPC | TBC

LEGAL FEES

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



CONTACT:

Strictly by appointment via sole agents:

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