

MIXED COMMERCIAL AND RESIDENTIAL OPPORTUNITY WITH DEVELOPMENT POTENTIAL

11-13 Town Street, Thaxted, Essex, CM6 2LD



ARKWRIGHT & CO
RESIDENTIAL & COMMERCIAL AGENTS



11-13 Town Street

Thaxted | Dunmow

Offers in excess of £500,000

INVESTMENT HIGHLIGHTS

- Mixed use Freehold opportunity
- Located in town centre
- Vacant possession
- Potential to redevelop the existing building and further develop the site, subject necessary planning consents

LOCATION

Thaxted is popular medieval market town renowned for its historic buildings, including the Guildhall and St John the Baptist Church. The town offers a good range of amenities including a variety of shops, a weekly market, a number of public houses and restaurants.

The town is well connected with access to the M11 at junction 8 (10 miles to the south) providing access to Cambridge 30 miles north and London 40 miles south. Mainline train stations at Elsenham (7 miles to the west) and Bishop's Stortford (10 miles to the south) provide regular services to London Liverpool Street and Cambridge.

The property is situated on Town Street, the prime retail pitch in the town.



DESCRIPTION

The property comprises an attractive, distinctive and substantial two storey property, in the prime location on Town Street, with a single storey rear extension.

The property is part blockwork and part timber clad under a pitched roof with timber sash windows. To the rear is a yard area comprising two storage sheds.

There is a driveway to the side of the property leading to the from the rear from Town Street. We understand that the neighbouring property to the south benefits from a right of way on foot.

At ground floor the property comprises a retail area and furniture restoration school, kitchenette, two WCs, office and storeroom.

The first floor comprises of residential accommodation associated with the furniture restoration school. The residential accommodation is divided into 5 (single and twin bedroom) rooms with ensuite bathrooms and a kitchen and dining area.

PLANNING

The property lies within a conservation area but is not Listed. We consider that the site offers development potential for a number of uses, including residential, subject to the necessary planning consents.

ACCOMMODATION

The property provides the following floor areas:-

FLOOR	USE	AREA	
		Sq m	Sq ft
Ground	Retail/School	105.35	1,134
	Kitchenette	11.24	121
	Office	16.35	176
	Store	5.11	55
Total (Net Internal Area)		138.05	1,486
First	Residential	106.37	1,145
Total (Gross Internal Area)		106.37	1,145

The site extends to 0.09 acres.

TENURE

Freehold

TENANCY

The property is being offered for sale with vacant possession on completion

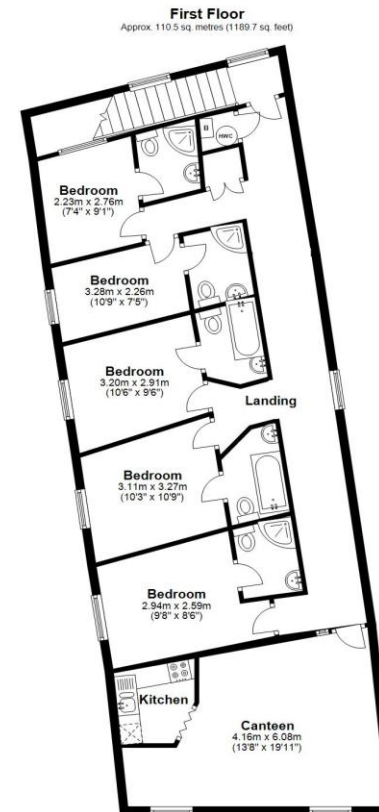
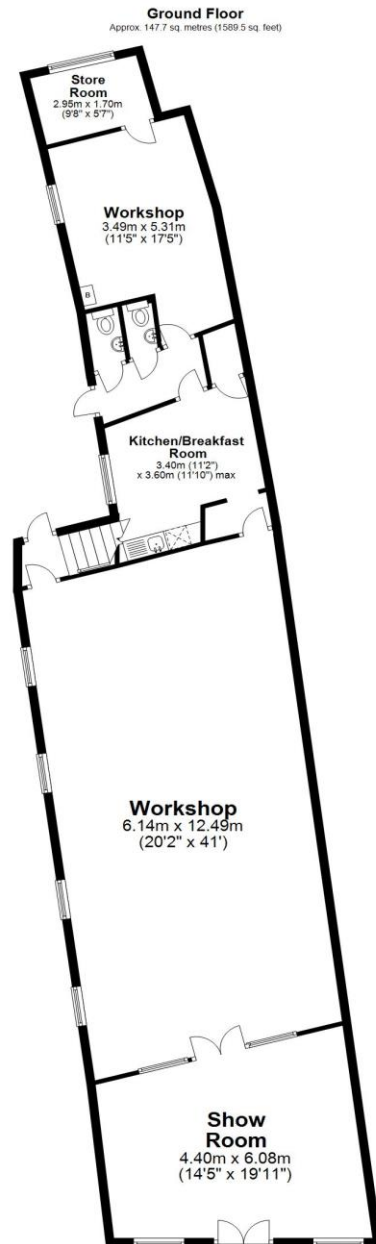
VAT

It is our understanding that the property is not elected for VAT

EPC

A copy of the EPC is available on request

FLOOR PLANS



Total area: approx. 258.2 sq. metres (2779.2 sq. feet)
Floor plan for guidance only
Plan produced using PlanUp

PROPOSAL

We are instructed to seek offers in excess of £500,000 (Five Hundred Thousand Pounds), subject to contract

FURTHER INFORMATION

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