



**Whirledge
&Nott**

Land • Property • Development

Investment for Sale

Baltic House, Station Road, Maldon, Essex, CM9 4LQ

Freehold mixed use investment consisting of 3 residential flats and 3 office suites.

Baltic House, Station Road, Maldon, Essex, CM9 4LQ

Location

Baltic House is located in the town of Maldon. Maldon is located to the east of the city Chelmsford which is approximately 11.5 miles by road. The settlement of Maldon is accessed by road predominantly via the A12 by the junctions at Hatfield Peverel (B1019) to the north and Sandon to the west via Danbury (A414).

Baltic House is conveniently located within walking distance of the town centre which is approximately 0.5 miles to the south of the property. Maldon benefits from regular bus services to Chelmsford where main line train services can be taken directly to London Liverpool Street.

Baltic House is located within the established industrial area of Heybridge. Baltic House is accessed directly from Station Road and has its own allocated carparking to the rear.

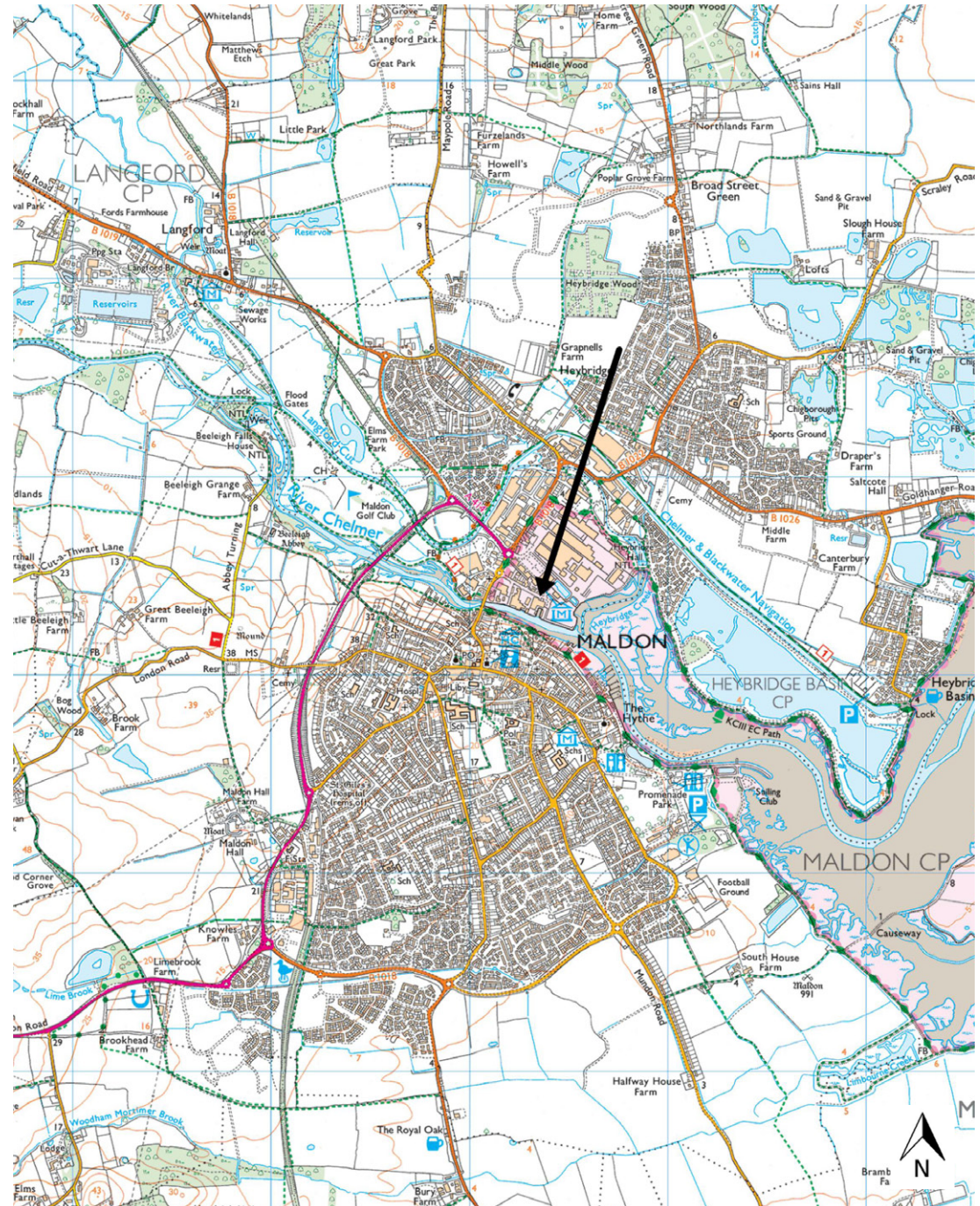
Description

Commercial	3 office suites
Residential	3 residential flats
Occupancy	Fully occupied*
Gross Rent	£69,240 per annum
Service Charge	Payable quarterly by office tenants
Parking	Private off street carpark

* The tenant of flat 2 has given notice to vacate on the 28/02/2025.

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Units	Tenant	Use	*Unit (sqft)	Lease Start	Lease Breaks	Lease End	Rent Review	Passing Rent p.a	Rent per sq ft	Rateable Value	1954 Act Protected (Yes / No)	EPC
Ground Floor												
Suite 1	D & S Legal Limited	Office	547	06/02/2023	05/02/2026	05/02/2028	06/02/2026	£ 8,400	£ 15.36	£ 7,400	No	B
Suite 2	Hales Tool & Die Limited	Office	551	14/11/2022	N/A	13/11/2027	14/11/2025	£ 8,400	£ 15.25	£ 7,300	No	B
Suite 3	D & S Legal Limited	Office	303	31/01/2025	05/02/2026	05/02/2028	06/02/2026	£ 8,400	£ 27.72	£ 4,650	No	B
Garage	Hales Tool & Die Limited	Ancillary Storage	222	14/01/2025	1 month notice	13/11/2027	N/A	£ 1,800	£ 8.11	N/A	No	N/A
TOTAL			1,623					£ 27,000		£ 19,350		

Tenure

The Freehold interest of the property is to be sold subject to the office and residential tenancies.

Office

The office tenancies for the property are predominantly 5 year agreements. The office suites and the garage currently produce a gross rental income of £27,000 per annum. The majority of tenancies are due for review within the next few years. As a result it is considered that there is potential for rental growth. All of the tenancies are excluded from the Landlord and Tenant Act 1954. The office tenants are charged a service charge on a quarterly basis. Electric is also recharged to the tenants. The office suites have all achieved an EPC rating of B.

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Residential Flats

The property contains two one bed flats and one two bedroom flat. The three residential flats are all let on assured shorthold tenancy agreements. The residential flats currently produce a gross income of £42,240 per annum. The rent passing is inclusive of services hence the Landlord does not charge the cost of electric, water or drainage. The residential flats are accessed via a shared access.

Services

It is understood that all mains services are connected to the property. Electricity is sub metered and is recharged to the office tenants only.

Planning

The site is located in the local authority of Maldon District Council. The property is located on Station Road within the Blackwater Trading Estate. The property is located within flood zone 3.

Method of Sale

The property is offered for sale freehold.

Only UNCONDITIONAL offers will be considered.

All offers must provide supporting documentation including proof of financial ability to purchase at the offer price and timescales for exchange and completion.

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Units	Use	Size (Sqft)	Lease Start	Type	Passing Rent p.a	EPC	Comments
First Floor							
Flat 1	2 Bed Residential Flat	716	04/11/2023	AST	£ 15,600	E	
Flat 2	1 Bed Residential Flat	471	28/10/2023	AST	£ 13,140	E	The tenant has given notice and will vacate on the 28/02/2025
Flat 3	1 Bed Residential Flat	453	28/10/2024	AST	£ 13,500	E	
TOTAL		1,640			£ 42,240		



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Guide Price

Offers in excess of £800,000.

VAT

Sale of the property will be subject to VAT.

Viewing

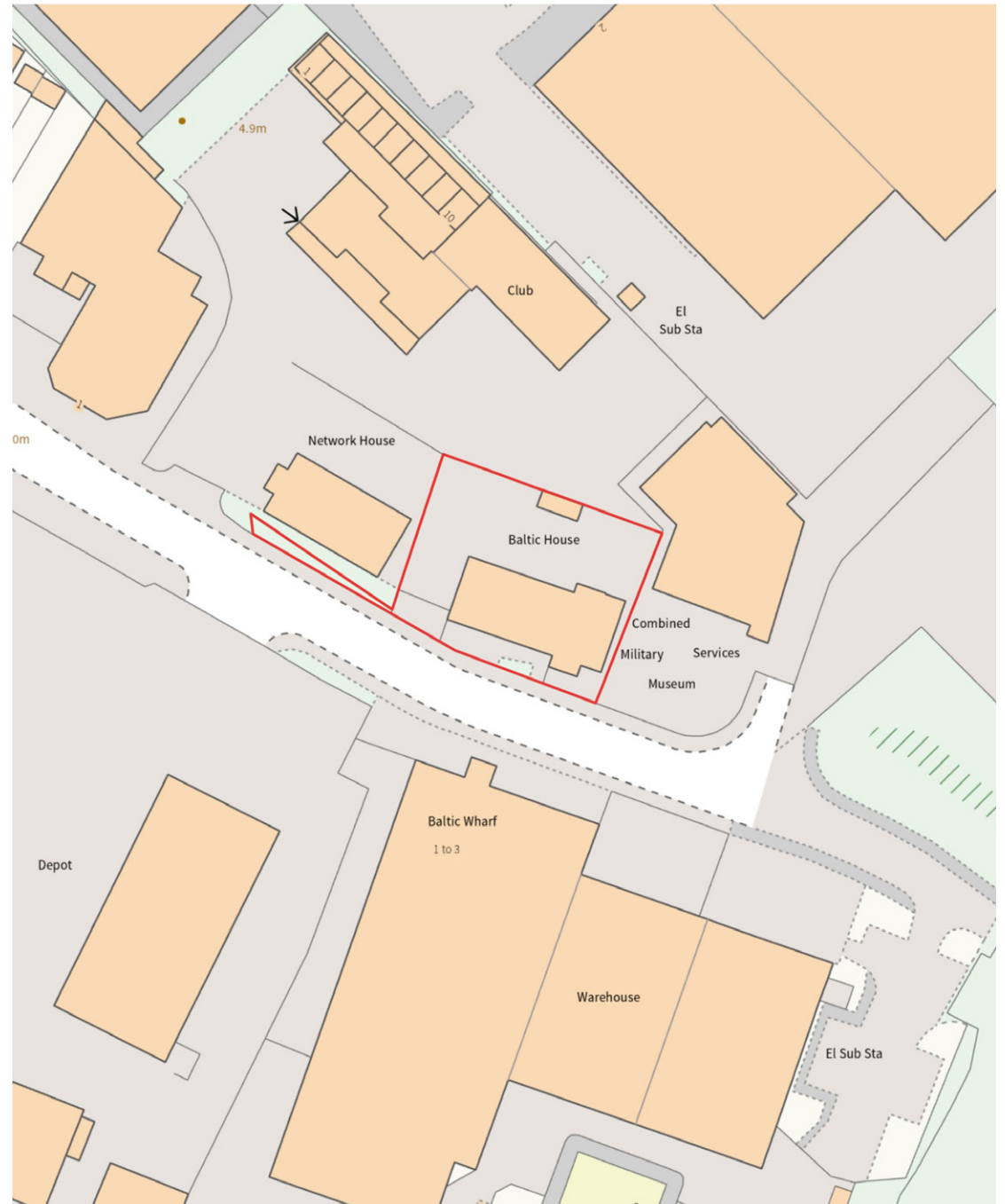
Being an investment property all viewings must be strictly by appointment with sole agents Whirledge & Nott Ltd

Legal Costs

Each party to bear their own legal costs.

Anti Money Laundering

The purchaser will be required to satisfy anti money laundering regulations prior to solicitors being instructed.



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Data Room

For access to the data room please contact Grace Gardiner directly. Contact details below.

Contact

All enquiries to be directed to the sole agent:

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