

Retail/Office - For Sale



1-3 Chequers Lane, Dunmow, Essex, CM6 1EQ Asking Price - £280,000



- **Detached Building**
- **Large Display Windows and Ground Floor Frontage**
- **4 Car Parking Spaces**
- **Garage**
- **Prominent Town Centre Location**
- **Close to local amenities and car park**
- **Excellent access to A120 and Stansted Airport**
- **Available with Full Vacant Possession**
- **Would Suit a Variety of Uses (STP)**

Accommodation

The property benefits from a Net Internal Area (NIA) of 1,285sq.ft (119.4sq.m).

Location

Great Dunmow is a historic market town with a population of circa 10,000. It lies to the North of the A120, approximately midway between Bishop's Stortford and Braintree and 5 miles east of London Stansted Airport.

The property is located along Chequers Lane just off Stortford Road, within a residential area and within walking distance to Chequers Lane car park and the town centre.

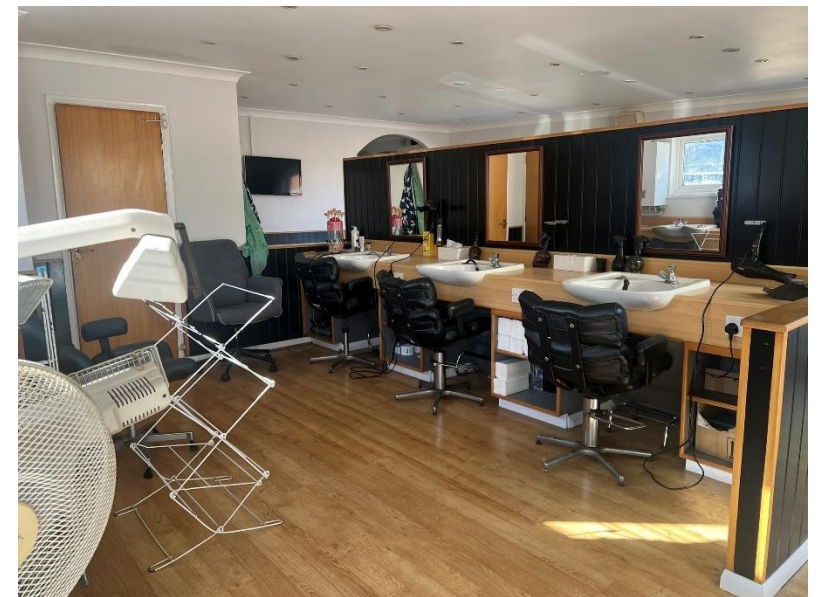
Nearby local businesses include Eason Flooring, Electrics By Design, The Aesthetics & Laser Clinic and Uttlesford Community Hub.

Description

The building comprises a single storey retail/office with large street-facing windows and a pitched tiled roof.

The current use is as a hairdressing salon, however the interior layout provides flexible space suitable for a variety of uses – whether as a retail unit, professional services office, or boutique café (subject to planning, where required).

Externally the property benefits from 4 car parking spaces and a garage.





Town Planning

The property benefits Class E Use and is currently being used as a Hairdressing Salon. Interested parties are advised to contact Uttlesford District Council on 01799 510510.

Rateable Value

The property appears in the Valuation List with a Rateable Value of £12,750.

Asking Price

The property is available to purchase Freehold with full vacant possession. We are seeking offers in the region of £280,000.

Hairdressing business also available for sale, further details upon request.

VAT

The property is not elected for VAT.

Legal Fees

Each party is to bear their own legal costs throughout the course of any transaction.

EPC

The property currently doesn't have an EPC rating and is due to be assessed.



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