



ATTRACTIVE SHOP UNIT

1,214 SQ FT (112.78 SQM) APPROX

UNDER OFFER

79 High Street
Great Dunmow
Essex
CM6 1AE

- 964 Sq Ft Sales Area
- 250 Sq Ft Staff/Storage
- Part Air-Conditioned
- 1 Parking Space
- Kitchenette & single WC
- Rateable Value £27,250
- VAT is charged
- EPC - B49

**RENT £17,500 per annum
exclusive**

Mullucks

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DISTANCES (All distances approximate)

M11 (J8)	15 km/9.4 miles
Stansted Airport	14 km/8.5 miles
Chelmsford	21 km/13 miles
Bishops Stortford	19 km/12 miles
Rail	Stansted

DESCRIPTION

79 High Street is a ground floor retail unit with A1 planning consent. Open plan retail area to the front with kitchen and w/c facilities to the rear.

The shop is "U" shaped, with bay display windows and large retail area. Partitioning has been erected to create a store area and kitchen facility. A fire exit leads to the rear where one parking space is allocated in the gated car park.

Shop Width:	12m (max)
Built Depth:	11m
Retail Area:	89.68 sqm (964 sq ft)
Stores/Kitchen:	23.28 sqm (250 sq ft)

TERMS

The property is available by way of a full repairing and insuring lease for a term to be agreed. The letting is to be outside the security of tenure provisions of the Landlord and Tenant Act.

A deposit will be required to be held for the duration of the term. Further details available upon request.

SERVICE CHARGE

A service charge is levied towards the upkeep of common estate areas and building maintenance.

Buildings Insurance is separately levied.

BUSINESS RATES

We understand that the property has a Rateable Value of £27,250.

Prospective occupiers should make their own enquiries of Uttlesford District Council (01799 510510) to verify the Business Rates payable.

LEGAL COSTS

Each party is to bear their own legal fees incurred in the transaction.

AGENTS NOTE

A3/A5 uses will not be considered at this property.

REFERENCES

Prospective tenants will be required to provide business accounts and satisfactory bank, accountant and two trade references (if applicable). A fee of £60 inclusive of VAT is payable towards processing these references.

VAT

Unless otherwise stated, all prices and rents quoted are exclusive of VAT. Any intending tenants must satisfy themselves independently as to the incidence of VAT in respect of any transaction. We understand VAT is charged on sums due.

MONEY LAUNDERING REGULATIONS 2017

Estate Agents are required to gain proof of identity from Companies and Individuals before accepting an offer for any property. Further information upon request.

CONSUMER PROTECTION REGULATIONS

You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations or online at <https://www.rics.org/uk/upholding-professional-standards/sector-standards/real-estate/code-for-leasing-business-premises-1st-edition/>



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