

# Birchall Steel Consultant Surveyors

**PRIME RETAIL UNIT  
IN PROBABLY THE BEST POSITION IN THIS  
BUSY MARKET TOWN**



**BETWEEN GREGGS AND SAINSBURYS  
ADJACENT TO QD STORES  
CLOSE TO TOWN CENTRE BUS STOPS AND  
SHOPPER'S CAR PARK**

**NET SALES 945 SQ. FT.  
GROUND FLOOR ANCILLARY 312 SQ. FT.  
FIRST FLOOR STAFF AND STOCK ROOM 608 SQ. FT.**

52 High Street  
Halstead  
Essex  
CO9 2JB

**TO LET ON A NEW LEASE  
£23,000 PER ANNUM EXCLUSIVE**

Old Bakery Mews  
6 King Street  
Sudbury  
Suffolk CO10 2EB

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## LOCATION

The premises occupy probably the best trading location in Halstead adjacent to the main pedestrian crossing in the High Street and only a few yards from the main shopper's car park. Nearby occupiers include the new Greggs outlet, QD Stores, Sainsburys and Costa and the entrance into the Weavers Court Shopping Centre which is anchored by the Co-op and is diagonally opposite.

Halstead is a busy and expanding market town with a population of around 14,000 but which serves a wider catchment area. The town is situated some eight miles south of Sudbury and seven miles north of Braintree with the City of Colchester being about thirteen miles to the east. Stansted Airport and the M11 are both within forty minutes' drive time.

## DESCRIPTION

The property comprises a double fronted shop unit with twin entrances within a substantial building probably dating from the late Victorian era and constructed of brick under a part plain tiled roof although sections have a flat roofs with a mixture of asphalt and felt covering. The shop had been occupied by Clintons Cards for many years and provides regular clear retail space with ancillary, staff, and storage accommodation at the rear and at first floor levels. There is also a basement albeit that has very limited head room.

The property provides the following accommodation but please note all dimensions and areas are approximate -

<b>Internal Width:</b>	28'
<b>Rear Width:</b>	29'6"
<b>Shop Depth:</b>	32'10" minimum.
<b>Net Sales Area:</b>	945 sq. ft.
<b>Ground Floor Stock Room:</b>	16'8" x 14' 5" but providing 235 sq. ft.
<b>Cash Office:</b>	9'9" x 7'10" providing 77 sq. ft.
<b>Basement <i>with limited head room</i></b>	providing 238 sq. ft.

### First Floor

<b>Front Stock Room:</b>	32'6" x 16'8" (ignoring partition) providing 541 sq. ft.
<b>Staff Room:</b>	11'10" x 9'10" providing 116 sq. ft.
<b>Kitchen:</b>	9' x 6'3" with stainless steel sink and providing 56 sq. ft.
<b>Ladies &amp; Gents Cloakroom:</b>	each with wc and wash basin

### Outside

There is a small, enclosed courtyard at the rear for refuse storage.

## **SERVICES**

Main water, electricity (3 phase supply) and drainage are connected.

## **RATES**

The property has a rateable value of £20,000 the multiplier for year 2024/2025 is 49.9p. Please note that the Retail and Hospitality Relief has been extended to include the rating year 2024/2025 so eligible businesses will enjoy a 75% discount on business rates.

## **EPC**

An EPC has been commissioned and will be available for inspection on request.

## **TERMS**

The property is available to let on a new lease on terms and for a term to be agreed.

## **RENT**

£23,000 per annum exclusive.

## **VIEWING**

Viewing strictly by prior appointment with the sole agent:

**Birchall Steel Ltd: 01787 883888**