



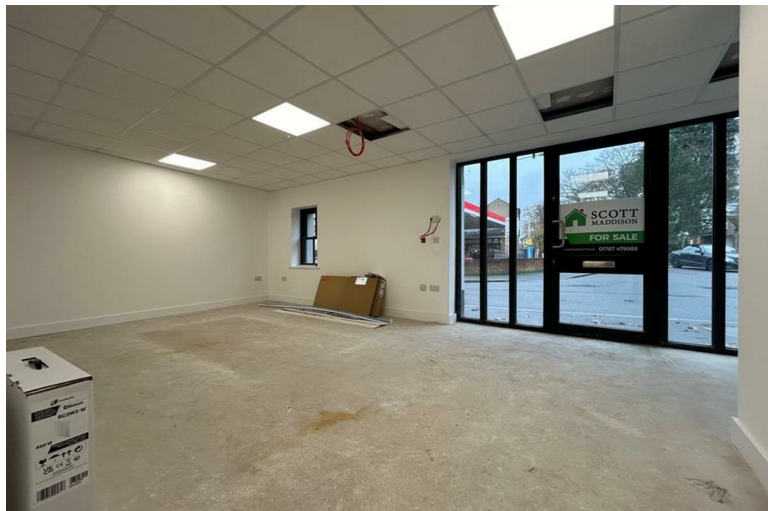
**SCOTT
MADDISON**



28-30 Trinity Street

Halstead CO9 1JA

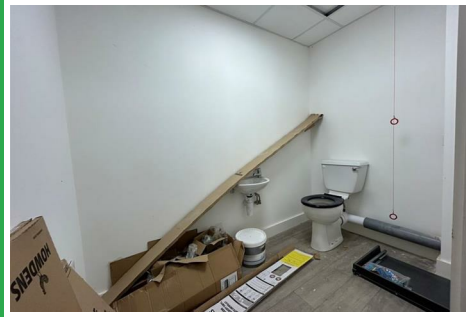
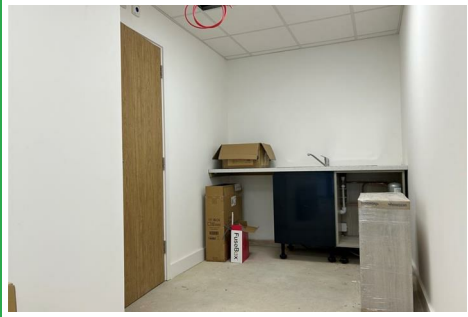
Offers Over £100,000 Plus VAT
Leasehold



28-30 Trinity Street

Halstead CO9 1JA

Offers Over £100,000



Double glazed entrance door with side panels to

OPEN PLAN RECEPTION

25' x 12'10 (7.62m x 3.91m)

Two electric heaters to be installed. Ceiling downlighting. Window, door and side lights to front aspect.

KITCHEN AREA

12'4 x 6'5 (3.76m x 1.96m)

Comprising stainless steel single drainer sink unit with mixer tap. Work top to one side. Electric water heater under. Recess for fridge. Ceiling downlighting. Door opening to

DISABLED TOILET

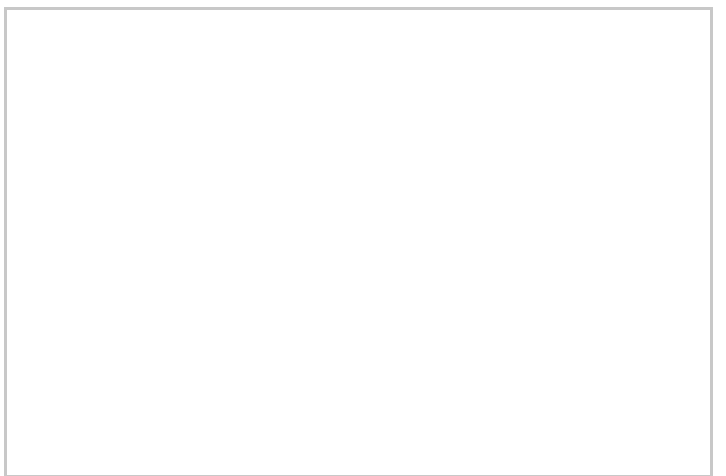
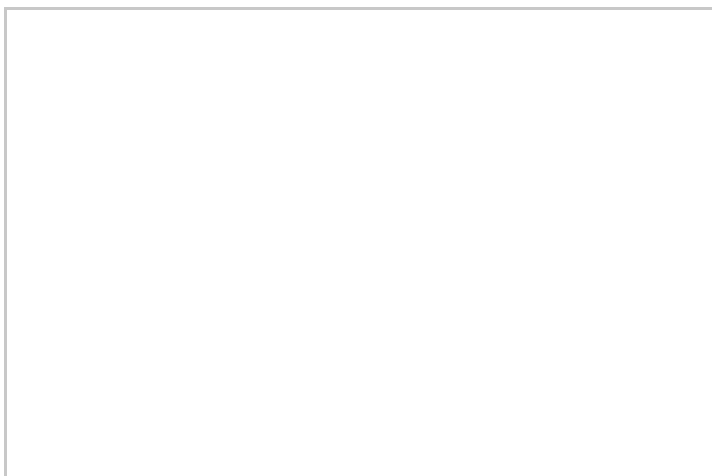
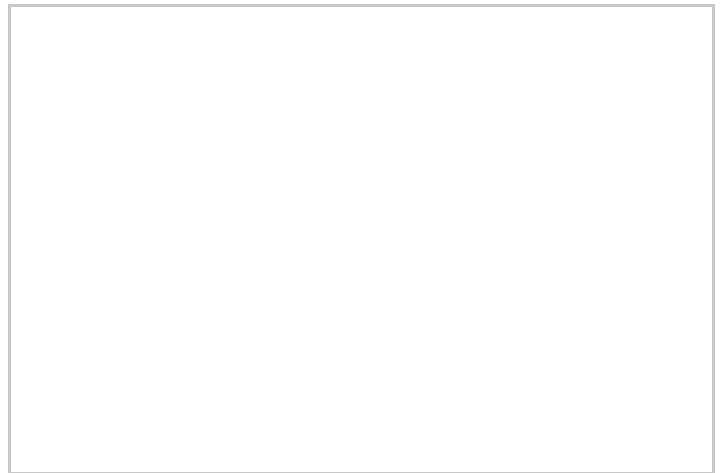
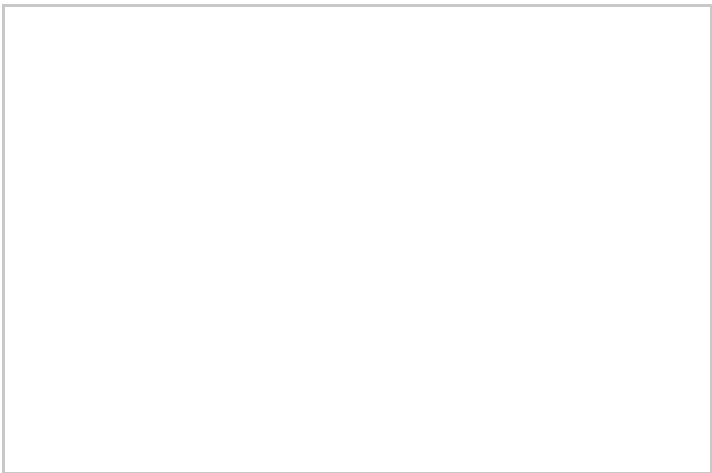
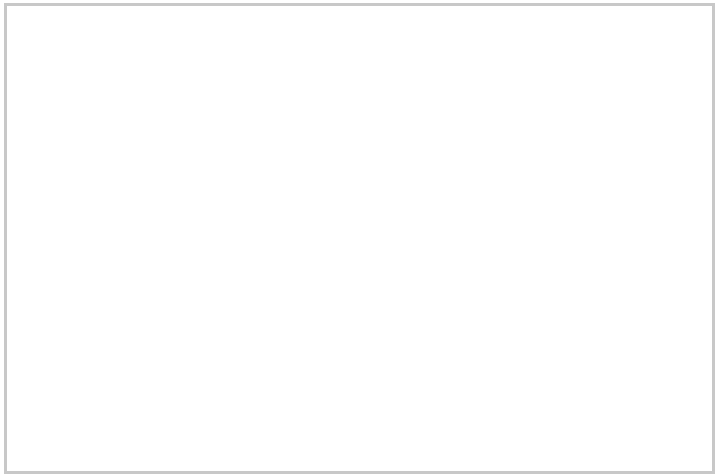
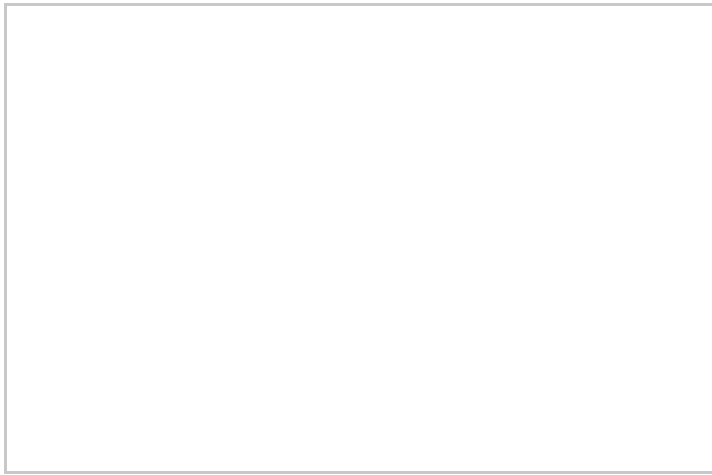
9'2 x 8'1 (2.79m x 2.46m)

Wash hand basin. Low level WC. Electric heater.

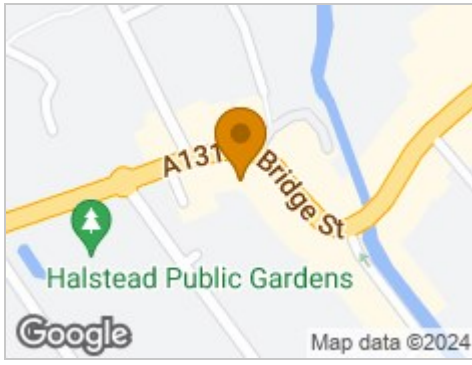
AGENT'S NOTE

Condition 3 - notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987 (or any Order amending, revoking and re-enacting that Order), the ground floor commercial unit shall only be used for a use falling with Use Classes A1-A5 (inclusive) or Use Class B1(a) and for no other purpose.

The property tenure is leasehold, based on 125 years, with a service charge of £568.60 per annum, £47.38 per calendar month. Ground rent not applicable. Peppercorn basis.



Road Map



Hybrid Map



Terrain Map



Floor Plan



Viewing

Please contact our Scott Maddison Halstead Office on 01787 479988 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.