

Unit A, 2-8 Weavers Court, Halstead, Essex, CO9 2JN



Prominent High Street Retail Premises

- High Street Frontage
- Glazed Return To Pedestrianised Weavers Court
- Excellent Main Road Visibility & High Footfall
- First Floor Trading / Storage Space
- Located Adjacent To Costa Coffee & Opposite Greggs

To Let
£25,000 PA

3,735 sq. ft
(347 sq. m)



- **Most Active Agent Essex** 2019, 2020, 2021 & 2022
- **Most Active Agent Suffolk** 2020 & 2022
- **Dealmaker of the Year Essex** 2019 & 2020
- **Dealmaker of the Year Suffolk** 2020
- **Dealmaker of the Year South East** 2021 & 2022



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Details

Location

The property is prominently situated within Halstead's main retail shopping area, fronting both the High Street and Weavers Court.

Other retailers located close by include; Costa Coffee, Greggs, East of England Co-op Supermarket, Boots, Subway and Sainsbury's.

The town of Halstead has a population of some 12,000 and is located 13 miles from Colchester, 16 miles from Haverhill on the A604 and approx. 6 miles from Braintree via the A131.

Description

The property comprises a well presented retail unit, with full height glazed frontage to the High Street, and an extensive full height glazed return to Weavers Court.

The unit benefits from a large, spacious open plan retail area on the ground floor, with trading / storage / ancillary space to the first floor.

There is a lift between ground & first floor. It is not commissioned. Costs to bring into use are estimated at £10,000.

There is an 170 space surfaced car park nearby, leading into Weavers Court.

Accommodation

(Approximate net internal measurements)

Ground Floor	1,625 sq ft	(151 sq m)
First Floor	2,110 sq ft	(196 sq m)
Total	3,735 sq ft	(347 sq m)

Terms

The premises are available to let on a new effective full repairing and insuring lease, lease length and terms to be agreed, at a rent of £25,000 per annum.

We are advised that VAT is applicable.

Service Charge

We are advised that there is a service charge applicable - approx. cost for the current year £2,868 plus VAT.

Buildings Insurance

The buildings insurance is to be arranged by the landlord with the cost to be recovered from the tenant. The approx. cost for the current year is £600.

Business Rates

We have been informed that the rateable value, effective 1st April 2023, is £22,250. We therefore estimate rates payable are likely to be in the region of £11,100 per annum.

Interested parties are advised to make their own enquiries with the local rating authority to confirm their liabilities.

Energy Performance Certificate (EPC)

We have been advised that the premises fall within class C (55) of the energy performance assessment scale.

A full copy of the EPC assessment and recommendation report is available from our office upon request.

VAT

All rents and prices are exclusive of VAT under the Finance Act 1989. Interested parties are advised to consult their professional advisors as to their liability, if any, in this direction.

Legal Costs

Each party will bear their own legal costs.

Viewing

Strictly by appointment via sole agents:

Fenn Wright

01206 85 45 45

fennwright.co.uk

colchestercommercial@fennwright.co.uk

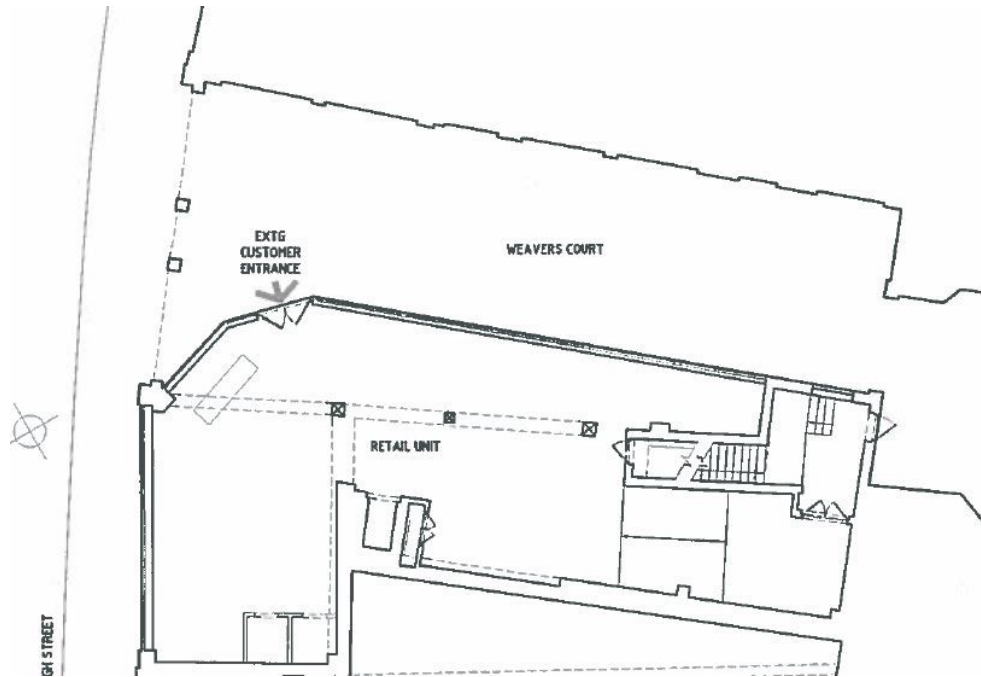


Ground Floor Retail Area



First Floor Trading / Storage Area

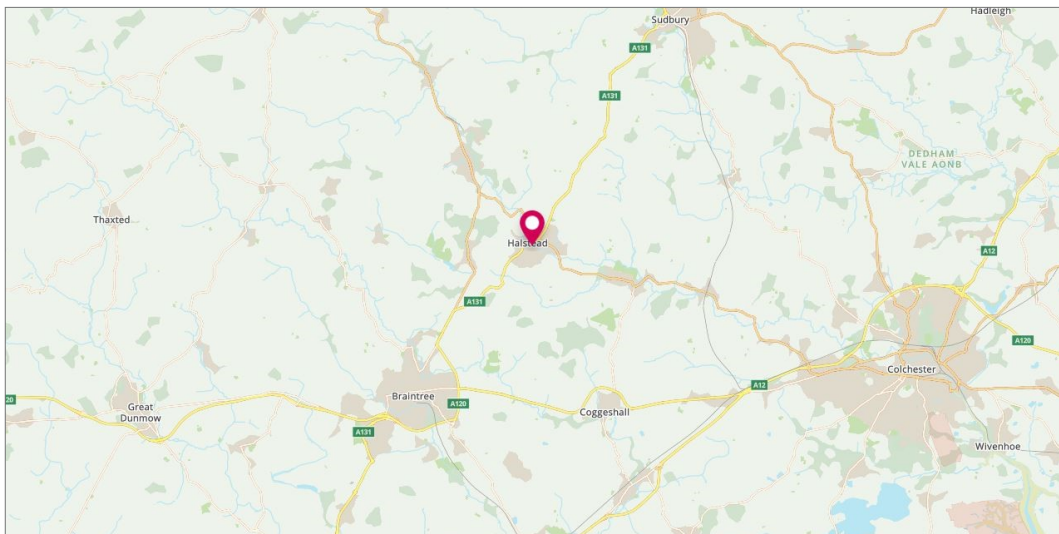
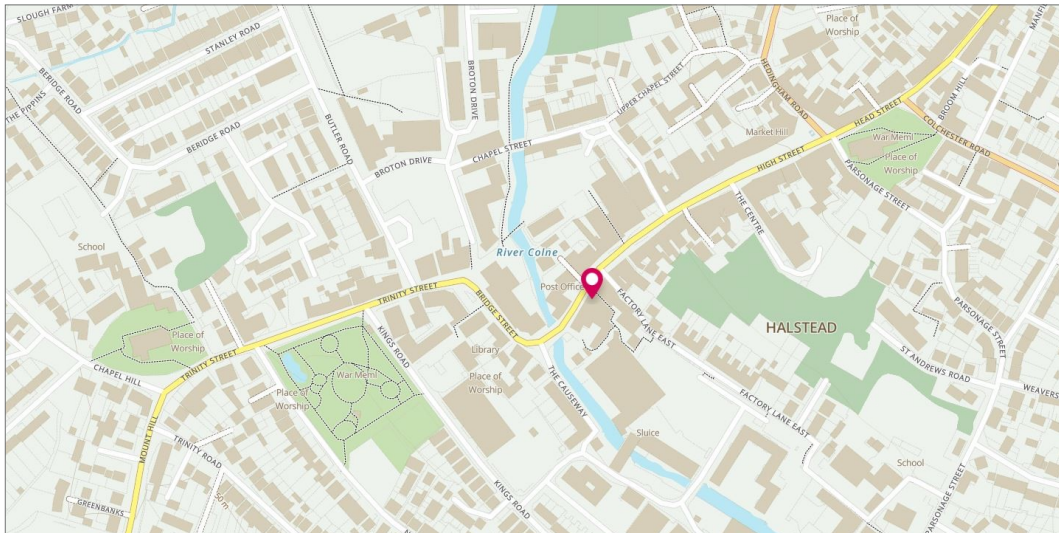
Ground Floor



First Floor



Note: The above floor plans are provided for indicative purposes only, and are not to scale and not to be relied upon.



For further information

01206 85 45 45

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