

Maldon - 106 High Street, Essex CM9 5ET
Retail Premises to Rent



BLUE ALPINE

PROPERTY CONSULTANTS



Maldon - 106 High Street, Essex CM9 5ET

Retail Premises to Rent



Property Features:

- Comprises two storey retail premises
- Suitable for variety of uses (Class E)
- VAT is NOT applicable to this property
- Available on a new lease with terms
- Large retailers such as HSBC, Subway and Costa Coffee are within short walk further down the High Street.

Property Description:

Comprises ground floor retail shop previously t/a café with ancillary accommodation at first floor. The property benefits from rear garden and provides the following accommodation and dimensions:

Ground Floor: 50 sq m (538 sq ft)

Open plan retail, kitchenette, wc

First Floor: 41 sq m (442 sq ft)

Storage, Office

Total GIA: 91 sq m (980 sq ft)



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Terms:

Available on a new lease with terms to be agreed by negotiation

Rent: £480.77 per week (PCM: £2,083.33)

Deposit: £6,250 (3 Months)

Rateable Value:

Rateable Value - £8,100 p.a.

Rates Payable - £0*

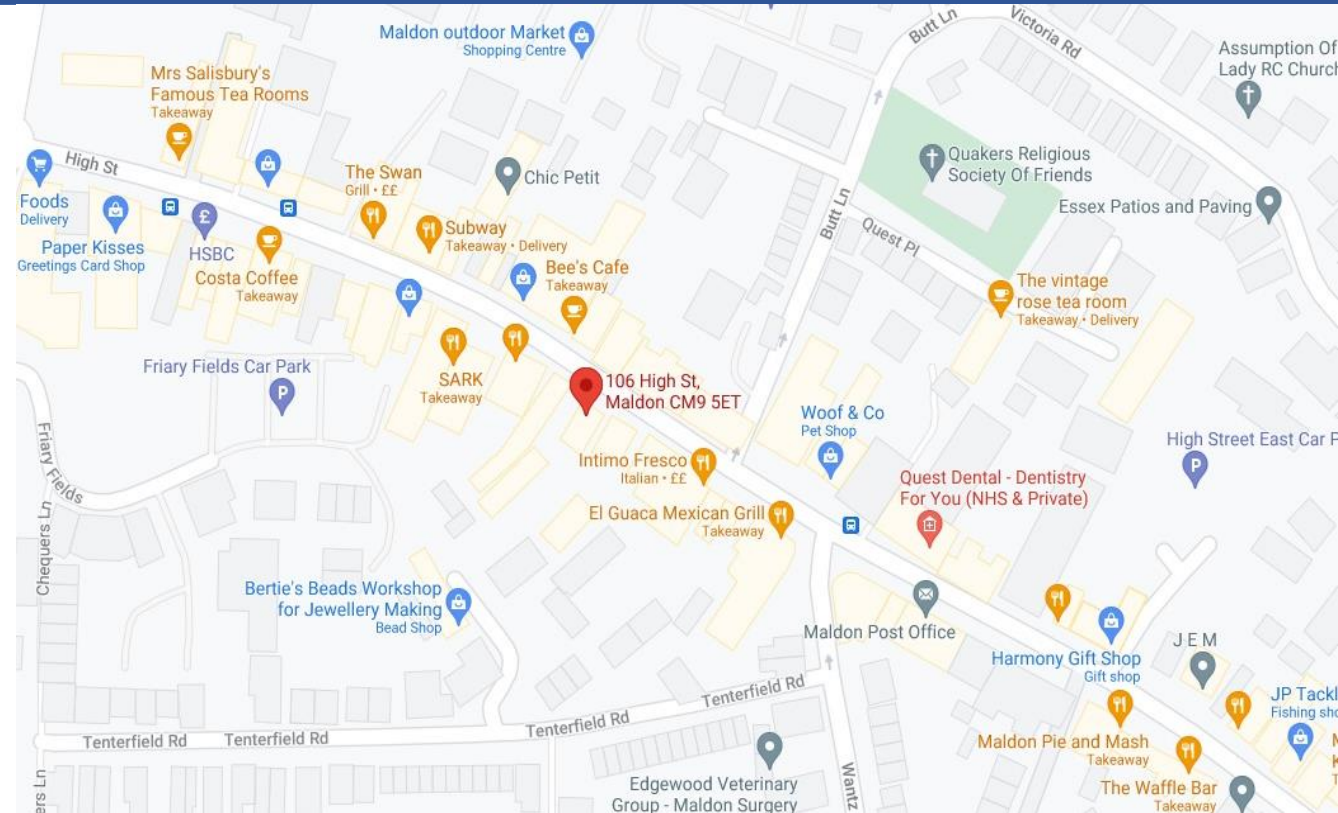
*Note - Small business rates relief available (subject to terms)

EPC:

The property benefits from a D Rating. Certificate and further details available on request.

Location:

Maldon is a town and civil parish on the Blackwater estuary in Essex, England. It is the seat of the Maldon District and starting point of the Chelmer and Blackwater Navigation. Occupiers nearby including number of café/restaurants, pet shop and gift shop, amongst others. Large retailers such as HSBC, Subway and Costa Coffee are within short walk further down the High Street.



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Contacts:

For further information or to schedule a viewing, please contact Sam Georgev or Joseph Bachman.



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