

TO LET

Shop/Office Premises

Prominent High Street Location

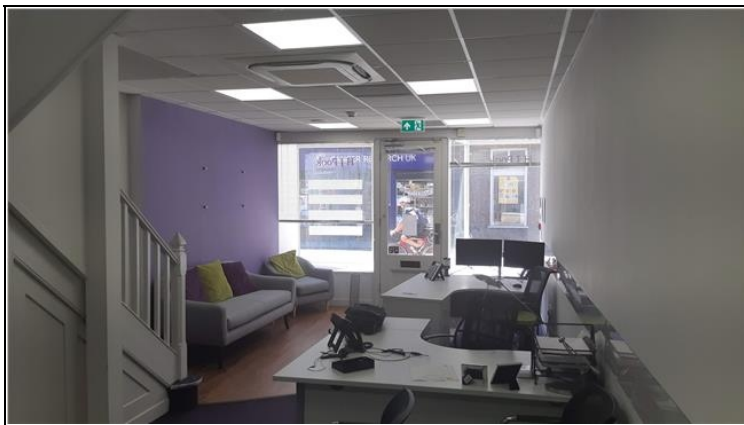
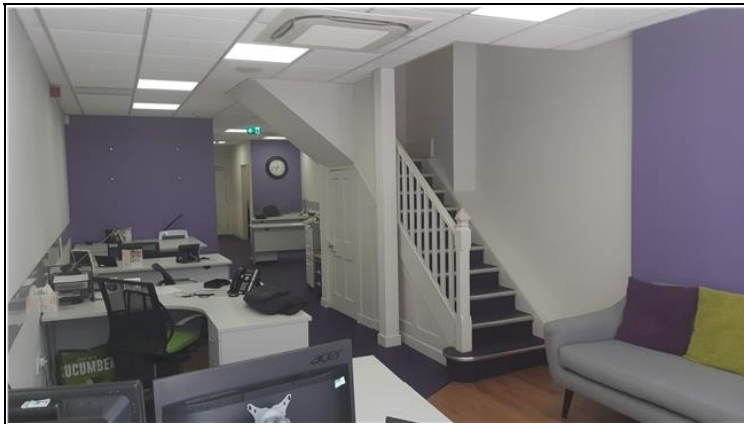
999 sq. ft. (93 m²)

59 HIGH STREET,
Maldon, Essex, CM9 5PF



- Prominent High Street location
- Near to M&S Food, Boots and Superdrug
- Busy retailing pitch
- Retail/Office Use (New E Use Class)

KEMSLEY LLP
PROPERTY CONSULTANTS
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LOCATION

Maldon is an attractive town located approximately 11 miles to the east of Chelmsford. The building is situated on the north side of the High Street and within close proximity to Maldon's Moot Hall. Prominently located within Maldon's busy retailing pitch, nearby occupiers include Boots, Marks & Spencer Simply Food and Greggs, as well as leading banks and building societies.

Vehicular access into Maldon is approached via the A414, offering easy access to the A12.

DESCRIPTION

Shop/office premises arranged as predominantly open plan accommodation on the ground floor with some rear partitioned rooms, together with kitchenette and toilet.

There is internal staircase access to a single office at first floor.

ACCOMMODATION

Ground Floor	786 sq. ft. (73 m ²)
First Floor	213 sq. ft. (20 m ²)
Total	999 sq. ft. (93 m²)

The above floor areas are approximate and have been measured on a internal basis.

TENURE

The premises are available by way of assignment of our client's leasehold interest. Further details available upon application.

RENT

£21,000 per annum exclusive

VAT

All rents, prices and premiums are exclusive of VAT under the Finance Act 1989.

BUSINESS RATES

The premises has a Rateable Value of £17,250. Interested parties are advised to make their own enquiries of Maldon District Council for verification of the rates payable.

SERVICE CHARGE

A service charge is applicable. Further details on application.

EPC

An EPC has been commissioned at Rating D.

LEGAL FEES

Each party to bear their own legal costs incurred in this transaction.

CONTACT

Strictly by appointment via:

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