

TO LET | Local Centre

Burnham Waters Over 55 Community | Class E units | 720 - 4,550sqft (67-423sqm)



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LOCATION

Burnham Waters is located in the south east of Essex, and approximately 1.1 miles to the north west of Burnham-On-Crouch, accessed via Maldon Road (B1010)

DESCRIPTION

Located within the new Burnham Waters housing development, the properties comprises of a 3 storey residential/commercial scheme with all commercial units on the ground floor. Units range from a supermarket, cafe and 3 Class E premises

ACCOMMODATION

Supermarket	4,550 sq ft (423 sq m)
Cafe	1,681 sq ft (156 sq m)
Retail Unit 1	992 sq ft (86 sq m)
Retail Unit 2	720 sq ft (67 sq m)
Retail Unit 3	813 sq ft (76 sq m)



TENURE

The properties will be available from 2025 on a new full repairing and insuring lease for a term to be agreed

RENT | ROA

VAT

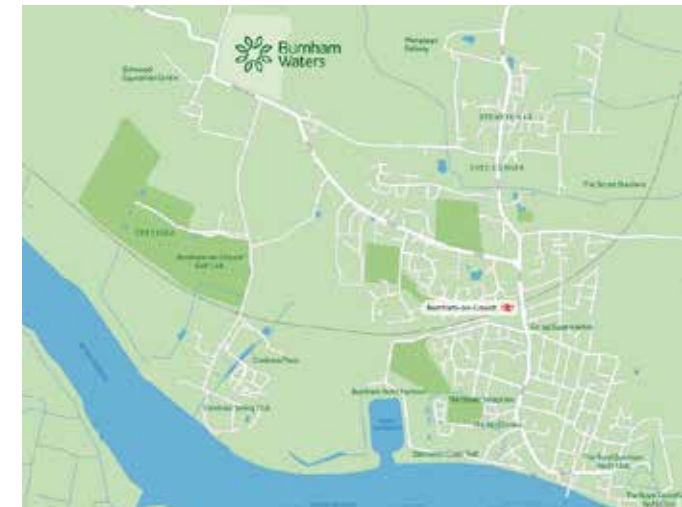
All rents, prices and premiums are exclusive of VAT under the Finance Act 1989.

BUSINESS RATES | TBC

EPC | TBC

LEGAL FEES

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



CONTACT:

Strictly by appointment via sole agents:

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