

TO LET

£16,500 PER ANNUM

elwell taylor



75B HIGH STREET
MALDON
CM9 5EP

TO LET

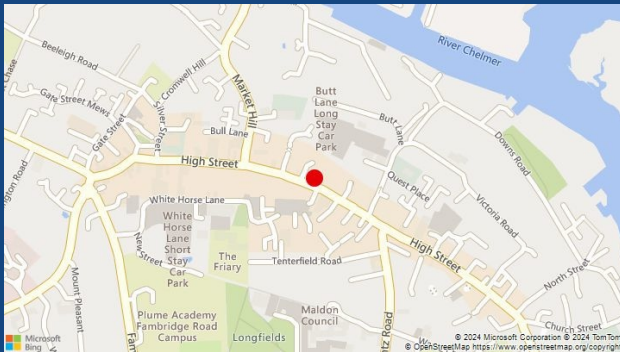
- HIGH STREET SHOP
- 1ST FLOOR ACCOMMODATION
- KITCHEN
- FLEXIBLE LAYOUT

LOCATION

The property is located on the north side of Maldon High Street. Maldon is a town situated approximately 8 miles to the east of Chelmsford, and to the south of Witham, with the A414 providing excellent road links to the A12 and other nearby towns. Other nearby occupiers comprise a mix of national chains, as well as local independent stores including M&S Simply Food, Papa John's Pizza, WH Smith and Iceland.

DESCRIPTION

The property comprises a 2-storey high street shop currently occupied by Subway. At ground floor level there is a full glazed shopfront, which opens into the main retail area, with tiled floor, inset fluorescent lighting, with a kitchen to the rear. There is a staircase approximately halfway down the unit providing access to the upper level, and just behind this is a customer/staff WC. At first floor level there is further open plan space, currently fitted out to provide customer seating.



ACCOMMODATION

Ground Floor: 637 sq ft (59.2 sq m)
First Floor: 421 sq ft (39.1 sq m)
Total: 1,058 sq ft (98.3 sq m)

TERMS

The property is available by way of a new fully repairing and insuring Lease, for a term to be agreed, at an asking rent of £16,500, exclusive of any VAT or other outgoings.

RENT

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VAT

We understand the property is elected for VAT

BUSINESS RATES

RV: £13,000 2024/25
Rate in the £: 49.9p
Rates Payable: £6,487 per annum

Small Business Rate Relief may apply and would result in reduced rates payable.

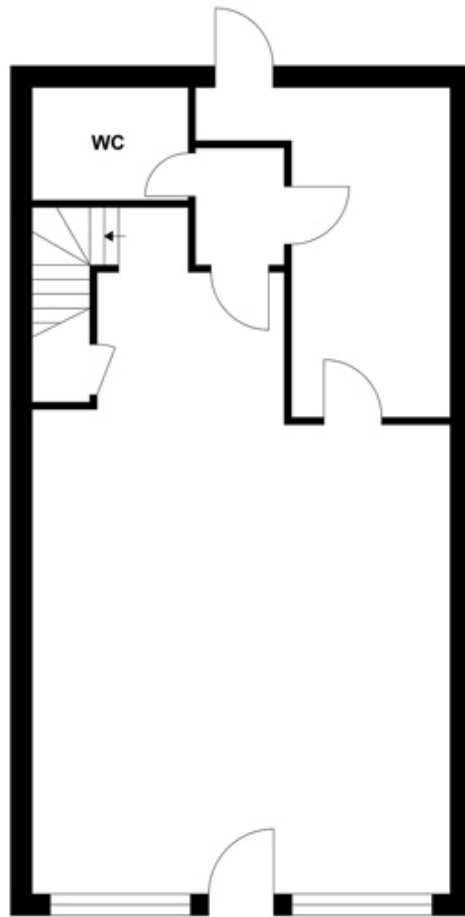
LEGAL COSTS

Each party to be responsible for their own legal costs incurred.

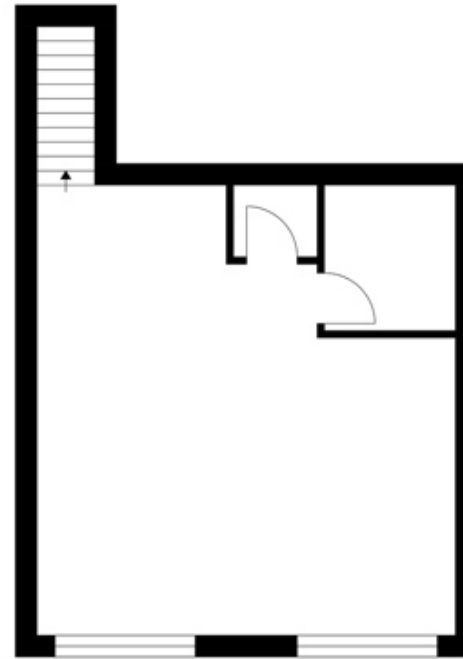
VIEWINGS

Strictly via prior appointment with sole agents Elwell Taylor (01245 266088)





Ground Floor



First Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.