

# FennWright

Ground Floor  
85 - 87 High Street  
Maldon  
CM9 5EP

To Let - Class E  
Prime Premises

- 2,000 - 5,000 Sq. Ft. Approx
- Substantial Open Plan Area Rarely Available on Maldon High Street
- Nearby Occupiers Include Costa Coffee, Weatherspoon's and Subway
- Potential for Alternative Uses Subject to Planning Permission
- Available on a New Lease/s on Terms to be Agreed
- Affluent Town with Expanding Population
- Available due to Retirement



- 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

## Location

Maldon is an attractive coastal town located approximately 10 miles to the east of Chelmsford and 18 miles south west of Colchester with a population of approximately 21,000. The town is served by the A414 which provides access to the A12 dual carriageway 8 miles to the west. The property is situated on the northern side of the High Street with Butt Lane car park to the rear. Nearby occupiers include Weatherspoon's, Peacocks, Costa and Subway.

## Description

The property comprises a long established department store which is closing due to retirement. The accommodation is primarily open plan and comprises a substantial retail area together with storage areas, WC and kitchen facilities.

## Local Authority

Maldon District Council  
Council Offices, Princes Road, Maldon, CM9 5DL  
Telephone: 01621 854477

## Planning

We understand the property has a longstanding A1 Use which now falls under Class E (a, b and c).

- E(a) Display or retail sale of goods, other than hot food,
- E(b) Sale of food and drink for consumption (mostly) on the premises,
- E(c) Provision of:
  - E(c)(i) Financial services,
  - E(c)(ii) Professional services (other than health or medical services), or
  - E(c)(iii) Other appropriate services in a commercial, business or service locality.

## Business Rates

The business rates are to be assessed as they currently include several areas which will not be included with any potential letting.

## Services

We understand the property is connected to mains gas, water, drainage, and electricity. We have not tested any of the services and all interested parties should rely upon their own enquiries with the relevant utility company in connection with the availability and capacity of all of those serving the property including IT and telecommunication links.

## Energy Rating

The property is to be assessed once any potential works have been completed.

## Terms

The property is available as a whole or in part on a new lease/s on terms to be agreed.

## Quoting Rent

The rent is upon application as this will depend on the amount of space taken, intended use and lease terms.

## VAT

We understand VAT will not be applicable.

## Legal Costs

Each party to bear their own legal costs.

## Viewing

Strictly by appointment with the sole agent:

James Wright  
E: [jw@fennwright.co.uk](mailto:jw@fennwright.co.uk)







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