

3a, The Old Ironworks, Maldon, Essex CM9 4LE



To Let
**Refurbished Open Plan
Retail Unit Suitable For
Variety of Uses (STPP)**
**1,914 Sq. Ft.
(177.81 Sq. M.)**

- Quoting Rent: £27,500 Per Annum Exclusive Plus VAT
- Adjacent to Busy Main Road
- Shared Car Park
- WC Facilities
- Neighbouring Occupiers Include: Domino's, Subway and Wickham Flooring
- Immediately Available



RICS

the mark of
property
professionalism
worldwide

Details

Location

The property occupies a prominent position on the Fullbridge Causeway adjoining Tesco's and McDonalds. Existing occupiers on the scheme include Domino's, Subway, and Wickham Flooring.

The new Blackwater Retail Park is opposite and occupiers include Next, Costa, Aldi, Sports Direct and Home Bargains.

The property benefits from good road links with the A414 and B1018 converging at a roundabout immediately adjoining the property. Access to the A12 dual carriageway is approximately 5 miles to the northwest at Hatfield Peverel. Maldon Town centre is less than 0.5 miles to the south and Chelmsford is located approximately 11 miles to the west.

Description

The ground floor unit is situated within a three storey Grade II listed building. The unit provides open plan accommodation with exposed period timber beams. The unit benefits from surface mounted LED lighting, two WCs and window security shutters.

Externally there is shared car parking to the front and rear of the property.

Accommodation

We have measured the property in accordance with the RICS Code of Measuring Practice (6th Edition) on a Net Internal Area basis to comprise the following approximate area:

Retail: 1,914 sq. ft. (177.81 sq. m.)

Services

We understand the property is connected to mains 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.

Local Authority

Maldon District Council
T. 01621 854477

Planning

We understand that the property has longstanding retail use under Class E.

The property may be suitable for alternative uses (S.T.P.P.) and applicants are advised to contact the Local Authority for further information.

Business Rates

The property is entered into the Valuation Office Agency rating list as follows:

Rateable Value: £22,750

Approx. Rates Payable (2024/25): £11,352.25

Energy Performance Certificate

E - 103.

Service Charge

The scheme's service charge provisions will apply. Further information is available upon request.

Terms

The unit is available to let on a new effective full repairing and insuring lease by way of service charge for a term to be agreed at a commencing rent of £27,500 per annum exclusive plus VAT.

VAT

We understand the property is elected to VAT.

Legal Costs

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

Viewing

Strictly by prior appointment with the sole agents:

Fenn Wright

20 Duke Street, Chelmsford CM1 1HL

01245 261226

fennwright.co.uk

Contact:

John Logan jdl@fennwright.co.uk

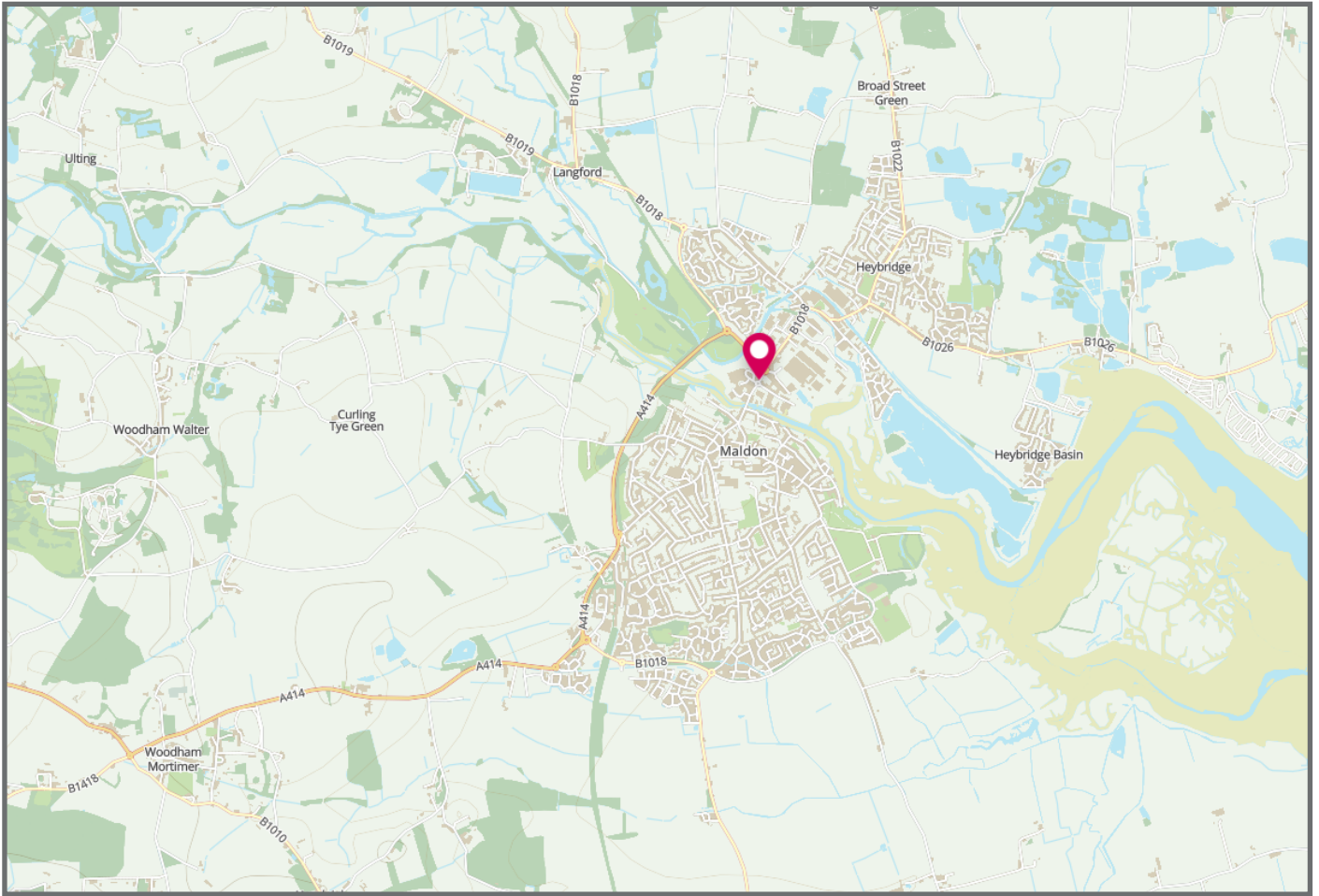
James Wright jw@fennwright.co.uk

Floorplan - Not to scale and for indication purposes only



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For further information

01245 261226

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