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 Whybrow

## Ground Floor Retail/Office For Sale



**7a High Street, Maldon, Essex, CM9 5QF**

Rent: £12,000 Per Annum Exclusive

547 Sq. Ft (50 Sq. M)

- Town Centre Location
- Parking to the Rear
- New Lease Available
- Suitable for multiple uses STP

## Location

Maldon is an attractive town, with a resident population of 12,000 and a much larger catchment area. The town is served by the A414, which provides access to the A12 dual carriageway some 8 miles to the west.

The property is situated on the north side of High Street, close to the junction with West Square. Occupiers close by include Marks & Spencer, Greggs, NatWest, Dough & Co, Boots and a number of estate agents.



## Description

The property comprises a ground floor self-contained shop which provides an open plan office, kitchenette and wc.

Applicants will note on viewing that the logos and displays across this unit are also those of Beresford's which is a separate unit trading next door.

## Asking Terms

The property is available by way of a new Full Repairing lease for a term of years to be agreed with regular upward only rent reviews.

## Accommodation

The property benefits from the following Net Internal Areas (NIA):

|                      |                             |
|----------------------|-----------------------------|
| Ground Floor Retail  | 370 sq. ft                  |
| Ground Floor Office  | 143 sq. ft                  |
| Ground Floor Kitchen | 18 sq. ft                   |
| Ground Floor Storage | 16 sq. ft                   |
| <b>Total</b>         | <b>547 sq. ft (50 sq.m)</b> |



## Rent & Service Charge

£12,000 per annum exclusive of Business Rates, VAT if applicable and all other outgoings.

The property is subject to a service charge. Further details available upon request.

## Legal Fees

Each party is to bear their own legal costs throughout the course of any transaction.

## Planning

The property benefits from an established Class E (Retail) use. Interested parties are advised to contact Maldon District Council on 01621 854477.

## Business Rates

The property appears in the Valuation List with a Rateable Value of £10,250.

## Energy Performance Certificate

The property is to be reassessed for an EPC rating.

## Other

Interested parties should note that the owner is a connected party in any transaction.



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