01206 577667

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Whybrow

Prominent High Street Ground Floor Shop – To let

8 High Street, Maldon, Essex, CM9 5PJ

Asking Rent: £22,000 Per Annum Exclusive

963 Sq. Ft (90 Sq. M)

- Prominent High Street Position
- Predominantly Open Plan
- Close to a Variety of National and Regional Occupiers
- Suitable for multiple uses STP
- New Lease Available

Property Details

Whybrow

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 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, Boots, Costa Coffee and a number of estate agents.

Description

Built of brick construction the property comprises a predominantly open plan ground floor shop. With hardwood flooring, plastered and painted walls and a glazed shop frontage. Towards the rear there is a kitchen/preparation area and 2 WC's.

Accommodation

The property benefits from a Net Internal Area of:

Former Dining Area and Open Kitchen	836 sq. ft
Rear Kitchen	127 sq. ft
Total NIA	963 sq. ft (90 sq. m)

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 to be agreed.

Asking Rent

£22,000 per annum exclusive of Business Rates, VAT if applicable and all other outgoings.

Town Planning

Although previously used as a restaurant 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 £15,250.

Legal Fees

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

Energy Performance Certificate

The unit has a current EPC rating of C70.

Property Details

Whybrow

Maria Newman
m.newman@whybrow.net
01206 577667

Charntelle Goodyear
Charntelle.goodyear@whybrow.net
01206 577667

Misrepresentation Act 1967

01206 577667 | info@whybrow.net | whybrow.net

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