



103 High Street, Maldon, Essex, CM9 5EP

To Let

High Street Retail Unit

111.40 sq. m (1,198 sq. ft.) NIA

- Ground Floor Sales - 54.78 sq. m (589 sq. ft)
- First and Second Floor Offices/Storage - 56.62 sq. m (609 sq. ft)
- Prime High Street Position
- Nearby occupiers include Euronics Centre, Farleigh Hospice & Subway

Location

The property is situated in the heart of Maldon High Street and is within close proximity to a number of local and national retailers including Euronics Centre, Farleigh Hospice and Subway. There is a pay and display car to the rear of the property just a short walk away through Wenlock Way.

Description

The property comprises an open plan retail area with rear store on the ground floor and office/storage accommodation on the first and second floor. WC and kitchenette facilities are provided.

Accommodation

The premises provide the following approximate floor areas and dimensions:

Internal Width	3.00m	(9'10")
Shop Depth	17.11m	(56'2")
<u>Ground Floor</u>		
Sales	54.78 sq. m.	(589 sq. ft.)
<u>First Floor</u>		
Office/Store	44.32 sq. m.	(477 sq. ft.)
<u>Second Floor</u>		
Office/Store	12.30 sq. m.	(132 sq. ft.)
Total -	111.40 sq. m.	(1,198 sq. ft.)

Tenure

The property is available on a new lease on terms to be agreed.

Rent

£16,800 per annum

VAT

VAT is payable on the rent at the prevailing rate.

Business Rates

According to verbal enquiries with the Rating Authority the premises are assessed as follows:

Rateable Value	£9,400
Rates Payable for 2012/2013	£4,305 approx.

The tenant may be eligible for small business rate relief, we suggest contacting the Local Authority for further information.

Legal Costs

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

Viewing

Strictly by prior appointment with the Sole Agent:
Fenn Wright, 114 New London Road, Chelmsford, CM2 0RG

JAMES WRIGHT

T: 01245 261226

F: 01245 347174

E: jw@fennwright.co.uk



Energy Performance Asset Rating

More energy efficient

A+

.....Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

◀ 88

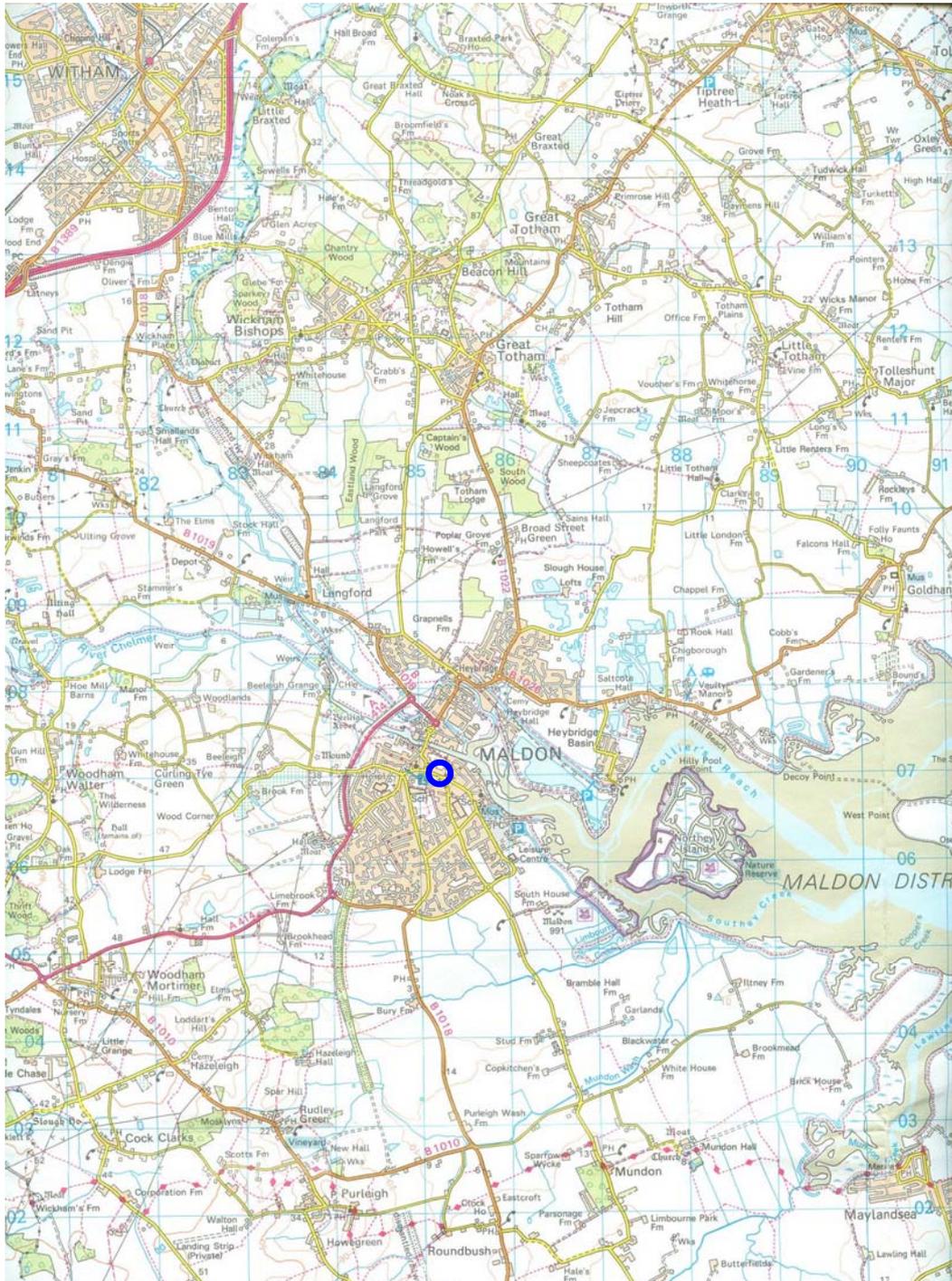
This is how energy efficient the building is,

E 101-125

F 126-150

G Over 150

Less energy efficient



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