



2 Edwards Walk, High Street, Maldon, CM9 5PS

To Let - A3 Use Class

Prime Retail Unit situated within a popular Shopping Arcade

78.12 sq. m (797 sq. ft.)

- A1/A3 Use Class
- Ground and First Floor Seating Area
- Popular Walkway between the town's Main Car Park and High Street
- Available Immediately

Location

The property is situated within Edwards Walk at the top end of Maldon High Street, opposite All Saints Church, and is situated within close proximity to a number of local and national retailers. Nearby retailers include Marks and Spencer, Thomas Cook and Natwest.

Edwards Walk is an indoor thoroughfare which leads from the High Street to the town's main car park situated in White Horse Lane.

Description

A two storey retail unit benefitting from an A1/A3 use class. The ground floor is entirely open plan with a staircase leading to the first floor which comprises two open plan rooms and a single WC.

Accommodation

Ground Floor	31.19 sq. m.	(355 sq. ft.)
First Floor	41.09 sq. m.	(442 sq. ft.)
Total	72.18 sq. m.	(797 sq. ft.)

Rent

£9,250 per annum plus VAT.

Business Rates

According to verbal enquires with the Rating Authority we understand the premises are accessed as follows:

Rateable Value	£5,400
Rates Payable (2012/2013)	£2,475 per annum approx.

We understand the property may be eligible for small business rate relief and we would advise interested parties to contact the Local Authority for confirmation of these figures.

Legal Costs

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

Viewing

Strictly by prior appointment with the Sole Agents:

Fenn Wright, 114 New London Road, Chelmsford, CM2 0RG

JAMES WRIGHT

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Energy Performance Certificate Non-Domestic Building

HM Government

2 Edwards Walk
MALDON
CM9 6PS

Certificate Reference Number:
9381-3017-0474-0800-5625

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient

A+

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

81

This is how energy efficient the building is.

Technical Information

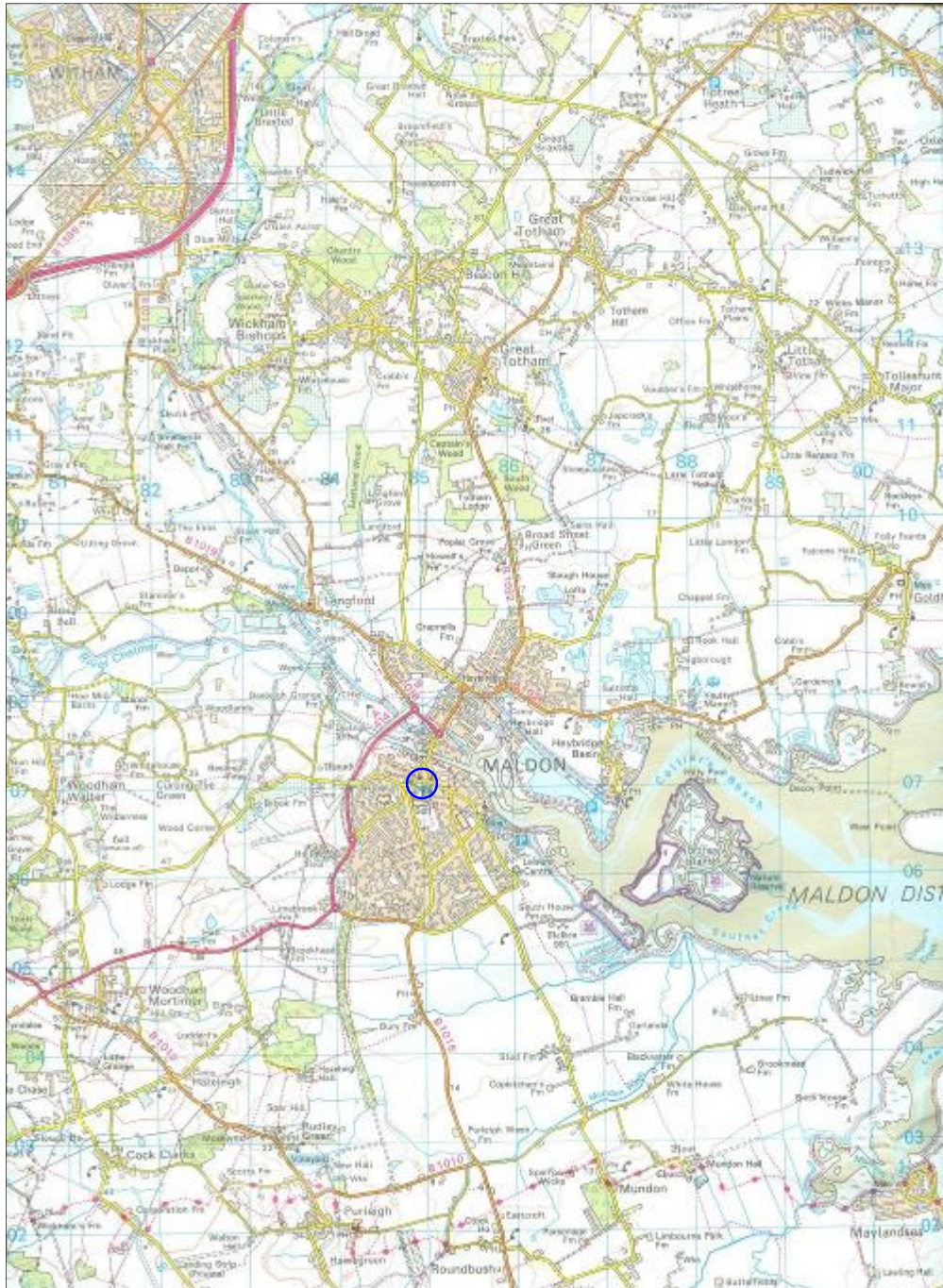
Main heating fuel: Grid Supplied Electricity
Building environment: Heating and Natural Ventilation
Total useful floor area (m²): 89
Building complexity (NOS level): 3
Building emission rate (kgCO₂/m²): 78.52

Benchmarks

Buildings similar to this one could have ratings as follows:
26 If newly built
70 If typical of the existing stock

Green Deal Information

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0300 123 1234.



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