



Unit J The Emporium, 85-87 High Street, Maldon, CM9 5EP

- Newly redecorated retail/office space
- 420 SQ.FT (39 SQ.M) of office/retail space.
- Ideal for retail or office users
- Located on Maldon High Street
- 1 allocated parking space
- Part of a 15-unit development

£10,500 Per Annum

LOCATION:

Located to the rear of 85-87 High Street, Maldon, Essex via an electrically operated gate from Butt Lane Carpark.

ACCOMODATION (UNIT J):

MAIN RETAIL/OFFICE AREA: 10'8" EXPANDING TO 21'2" X 17'9" EXPANDING TO 21'3"

W/C

GROSS INTERNAL FLOOR AREA: 420 SQ.FT (39 SQ.M)

TERMS:

The premises is to be let on a new form of agreement at a term to be agreed at a rent of £10,500 Per Annum.

BUSINESS RATES:

The properties uniform business rates are to be rated and confirmed.

LEASE AGREEMENT FEE:

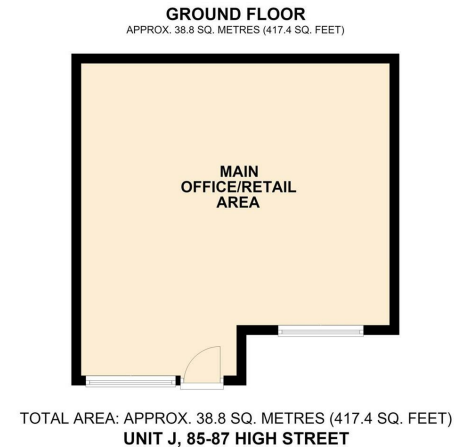
The ingoing Tenant is to be responsible for the settlement of the lease agreement fee of £350 plus VAT which is payable on completion.

SERVICES:

Services include mains water and electricity. Tenants are responsible to pay for their own utilities and electricity which is on a 'top up' style meter accessed via a mobile app.

VIEWING ARRANGEMENTS:

Available to view via Hair & Son Limited (Commercial) - 01702 394959 (Option 3).



Commercial Office

190 London Road
Southend-On-Sea
Essex
SS1 1D1

Contact

01702 394959
<https://hairandson.co.uk/>

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.