



UNIT E R/O 85-87 HIGH STREET, MALDON, ESSEX, CM9 5EP

RENT - £7,200 PER ANNUM

One of 15 newly formed retail/office units located to the rear of 85-87 High Street Maldon located off of the Butt Lane carpark within a securely gated complex with electrically operated vehicular and pedestrian gates. The units are all newly re-decorated and re-wired with a newly tarmacked carpark offering 1 x allocated parking space. The units are an exceptional opportunity for both retail and office based users which are to be let on a term to be agreed on a new licence agreement prepared by the Landlords. Available for immediate viewing, enquire now!

Located in the heart of Maldon, this newly redecorated office space presents an exceptional opportunity for both new and established businesses. Spanning 197 square feet, the unit is part of a modern development comprising 15 retail and office spaces, all designed to meet a variety of commercial needs.

Located at the rear of 85-87 High Street, this property boasts a fresh and contemporary atmosphere, having been recently rewired to accommodate modern usage. The space is versatile, making it suitable for a range of purposes, whether you are looking to set up a retail outlet or an office environment. Essential W/C facilities are included, ensuring convenience for both staff and clients.

One of the standout features of this property is the inclusion of an allocated parking space, a rare find in such a bustling area. This added convenience enhances accessibility for your customers and employees alike.

The terms of the lease or licence agreement are negotiable, providing the flexibility needed to tailor arrangements to suit your business requirements.

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LOCATION:

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

ACCOMODATION

MAIN RETAIL/OFFICE AREA: 14'01 X 14'04"

W/C

GROSS INTERNAL FLOOR AREA: 197 SQ.FT. (18 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 £7,200 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

Service include mains water & 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.