



UNIT I R/O 85-87 HIGH STREET, MALDON, ESSEX, CM9 5RP

RENT - £15,000 PER ANNUM

Located in the heart of Maldon, this newly formed retail space offers an excellent opportunity for new and existing businesses seeking a prime unit. Situated at the rear of 85-87 High Street, this property is part of a collection of 15 modern retail and office spaces, designed to cater to a variety of commercial needs. Unit I offers 705 SQ.FT (65.5 SQ.M) of office/retail space.

The unit has been recently redecorated and rewired, ensuring a fresh and contemporary environment for your business. It comes equipped with essential W/C facilities. The space is adaptable, making it suitable for a range of retail or office purposes.

Additionally, the property includes one allocated parking space, a valuable asset in a bustling area like Maldon. The terms of the lease or licence agreement are negotiable, allowing for flexibility to suit your business requirements.

This retail space not only benefits from its modern amenities but also from its strategic location. This is an ideal opportunity for entrepreneurs looking to establish or expand their presence in a thriving market.

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!

LOCATION:

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

ACCOMODATION (UNIT I):

MAIN RETAIL/OFFICE AREA: 31' X 20'7"

W/C

GROSS INTERNAL FLOOR AREA: 703.12 SQ.FT (65.3 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 £15,000 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.