



To Let

Prime High Street Premises - Class E Use

70D High Street, Maldon, Essex, CM9 5ET

RENT

£20,000

Per Annum Exclusive

AVAILABLE AREA

800 sq ft

[74.32 sq m]

IN BRIEF

- » Nearby Occupiers Include Costa, Specsavers and W H Smiths
- » Available Immediately
- » Expanding Market Town

LOCATION

Maldon is an attractive coastal town located approximately 10 miles to the east of Chelmsford and 18 miles south west of Colchester with a population of approximately 23,000. The town is served by the A414 which provides access to the A12 dual carriageway and the M25 motorway.

The property is situated on the southern side of the High Street amongst national and local retailers. This section of High Street forms part of the towns prime retail offering with retailers such as Costa, Specsavers and WH Smiths within close proximity.

DESCRIPTION

The available accommodation is on the ground floor of a mid terrace building at the heart of Maldon's High Street. The property provides an open plan retail area with a single WC. The property can be accessed by foot and vehicle to the rear via Friary Fields.

ACCOMMODATION

» Total: 800 sq ft [74.32 sq m]

ENERGY PERFORMANCE CERTIFICATE [EPC]

We have been advised the unit falls within Band B (47) of the energy performance assessment scale. A full copy of the EPC assessment and recommendation report is available upon request.

SERVICES

We understand the property is connected to mains water, drainage and three phase electricity. We have not tested any of the services and all interested parties should rely upon their own enquiries with the relevant utility company in connection with the availability and capacity of all of those serving the property including IT and telecommunication links.



BUSINESS RATES

We are advised that the premises have a rateable value, with effect from the 1st April 2026, of £13,500. The property may be eligible for small business rates relief subject to individual circumstances. Interested parties are advised to make their own enquiries.

LOCAL AUTHORITY

Maldon District Council
01621 854477

PLANNING

We understand the property has a longstanding A1 Use which now falls under Class E (a, b and c).

E(a) Display or retail sale of goods, other than hot food

E(b) Sale of food and drink for consumption (mostly) on the premises

E(c) Provision of:

E(c)(i) Financial services,

E(c)(ii) Professional services (other than health or medical services), or

E(c)(iii) Other appropriate services in a commercial, business or service locality

TERMS

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

QUOTING RENT

£20,000 per annum exclusive.

VAT

We understand VAT is not applicable.

LEGAL COSTS

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



