

Maldon - 162-164 High Street, Essex CM9 5BX
Restaurant & 2-Bed Flat to Rent



BLUE ALPINE

PROPERTY CONSULTANTS



Maldon - 162-164 High Street, Essex CM9 5BX

Restaurant & 2-Bed Flat to Rent



Property Features:

- Comprises ground floor restaurant and 2-bedroom flat above
- Benefits from gated yard at rear, suitable for up to 2 cars
- Suitable for variety of uses (Class E)
- VAT is NOT applicable to this property
- Available on a new lease with flexible terms
- This building is Grade II listed
- Located in the heart of the town centre with occupiers nearby including Takeaway's, Convenience Store, Barber Shop and more.

Property Description:

The property comprises ground floor restaurant (40 covers) with self-contained 2-bedroom flat at first and second floor. The property benefits from rear gated yard and provides the following accommodation and dimensions:

Ground Floor Restaurant: 65 sq m (700 sq ft)

Open plan seating, kitchen, 2 cloak rooms, storage, wc

First/Second Floor Flat: 82 sq m (883 sq ft)

2 bedrooms, living room, kitchen, bathroom

Total GIA: 147 sq m (1,583 sq ft)



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Terms:

Available on a new lease with terms to be agreed by negotiation

Rent: £750 per week (PCM: £3,250)

Deposit: £9,750 (3 Months)

Rateable Value:

Rateable Value - £5,500 p.a.

Rates Payable - £0*

*Note - Small business rates relief available (subject to terms)

EPC:

The property benefits from a C Rating. Certificate and further details available on request.



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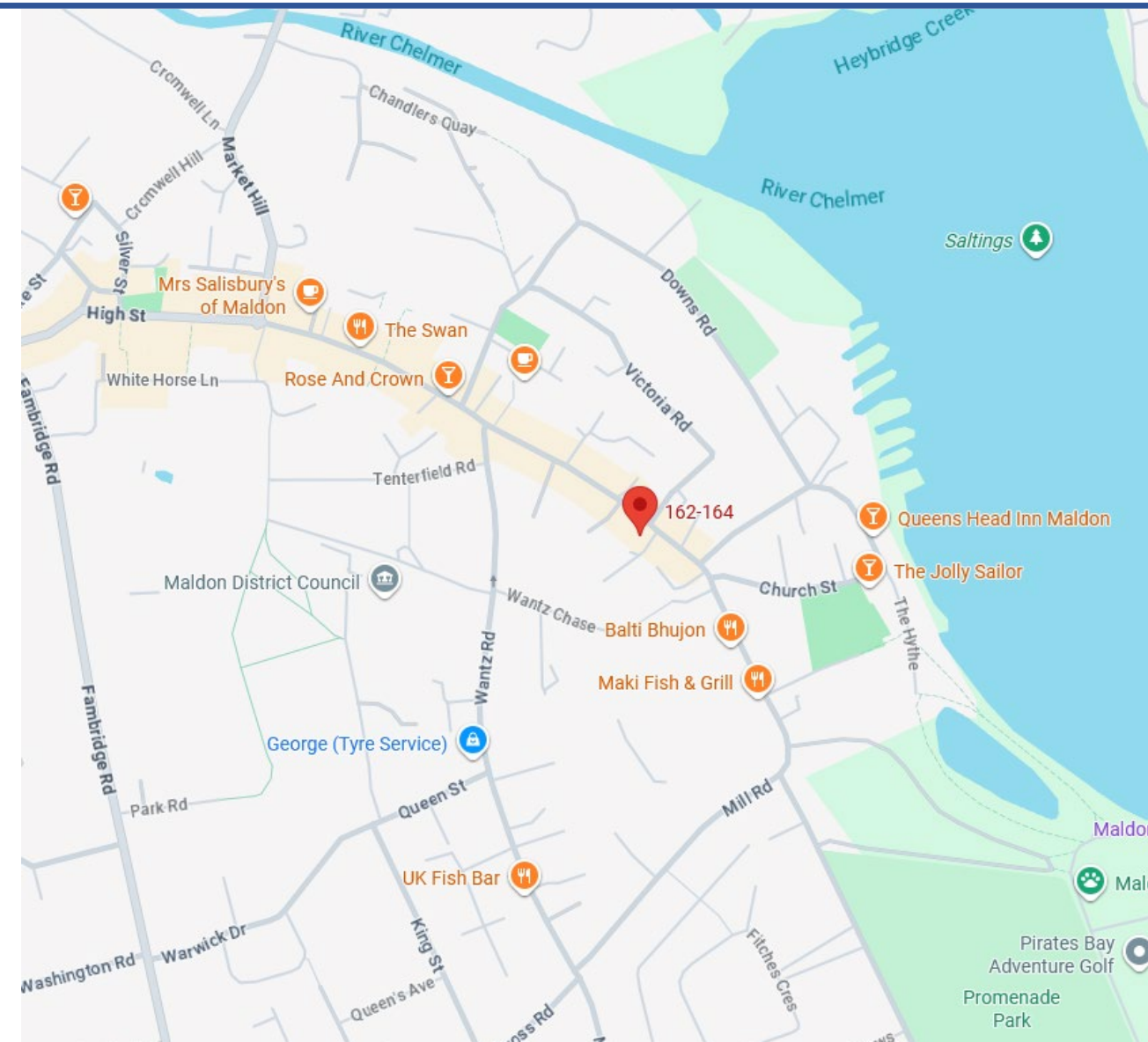
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Location:

Maldon is an attractive town in Essex, located 9 miles east of Chelmsford, 15 miles south-west of Colchester and 40 miles north-east of Central London. The A12 is to the west and north, accessed by the A414 and B1019 respectively. The property is located in the heart of the town centre with occupiers nearby including Takeaway's, Convenience Store, Barber Shop and more.



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Contacts:

For further information or to schedule a viewing, please contact a member of our team below.



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