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**FOR SALE OR TO LET - AVAILABLE IMMEDIATELY**

**Prime High Street Premises - Class E Use**

**127 High Street, Maldon, Essex, CM9 5BT**

**GUIDE PRICE / QUOTING RENT**

**£275,000 / £20,000 PA**

**AVAILABLE AREA [GIA]**

**760.15 sq ft**

[70.62 sq m]

## IN BRIEF

- » Well Presented High Street Premises
- » Exempt from Business Rates Subject to Individual Circumstances
- » Nearby Occupiers Include Coral and Wetherspoons
- » 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. The town is served by the A414 which provides access to the A12. The property is situated on the northern side of the High Street amongst national and local retailers.

## DESCRIPTION

The property comprises a well presented ground floor retail unit which is primarily open plan with a kitchenette and WC to the rear. The property benefits from a generous glazed shop front, suspended ceiling and black tiled floor.

## ACCOMMODATION

- » Retail 523.45 sq ft [48.63 sq m]
- » Kitchen 118.62 sq ft [11.02 sq m]
- » WC 48.44 sq ft [4.50 sq m]
- » Store 69.64 sq ft [6.47 sq m]
- » Total 760.15 sq ft [70.62 sq m]

The property has been measured on a Gross Internal Area basis. Interested parties are to rely on their own measurements.

## ENERGY PERFORMANCE CERTIFICATE [EPC]

We have been advised the unit falls within Band B (33) 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 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.



# Indicative Plan Only - Not to Scale



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

## **BUSINESS RATES**

We understand the premises will have a rateable value of £11,750 with effect from the 1st April 2026. The estimated rates payable is approximately £4,488 (2026/27). The property is potentially exempt from business rates subject to individual circumstances. Further details are available upon request.

## **LOCAL AUTHORITY**

Maldon District Council  
01621 854477

## **PLANNING**

We understand the property has a Class E Use.

## **TITLE**

We understand the property is held on a long leasehold basis for 999 years from February 2009. Further details are available upon request.

## **TERMS**

The property is available by way of a new full repairing and insuring lease on terms to be agreed. Alternatively, a sale of the long leasehold interest with vacant possession may be considered

## **RENT**

£20,000 Per Annum Exclusive.

## **GUIDE PRICE**

£275,000 (Two Hundred and Seventy Five Thousand Pounds)

## **VAT**

We understand VAT is applicable.

## **LEGAL COSTS**

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

## **ANTI-MONEY LAUNDERING REGULATIONS**

Anti-Money Laundering Regulations require Fenn Wright to formally verify a prospective tenant or purchaser's identity prior to the instruction of solicitors.



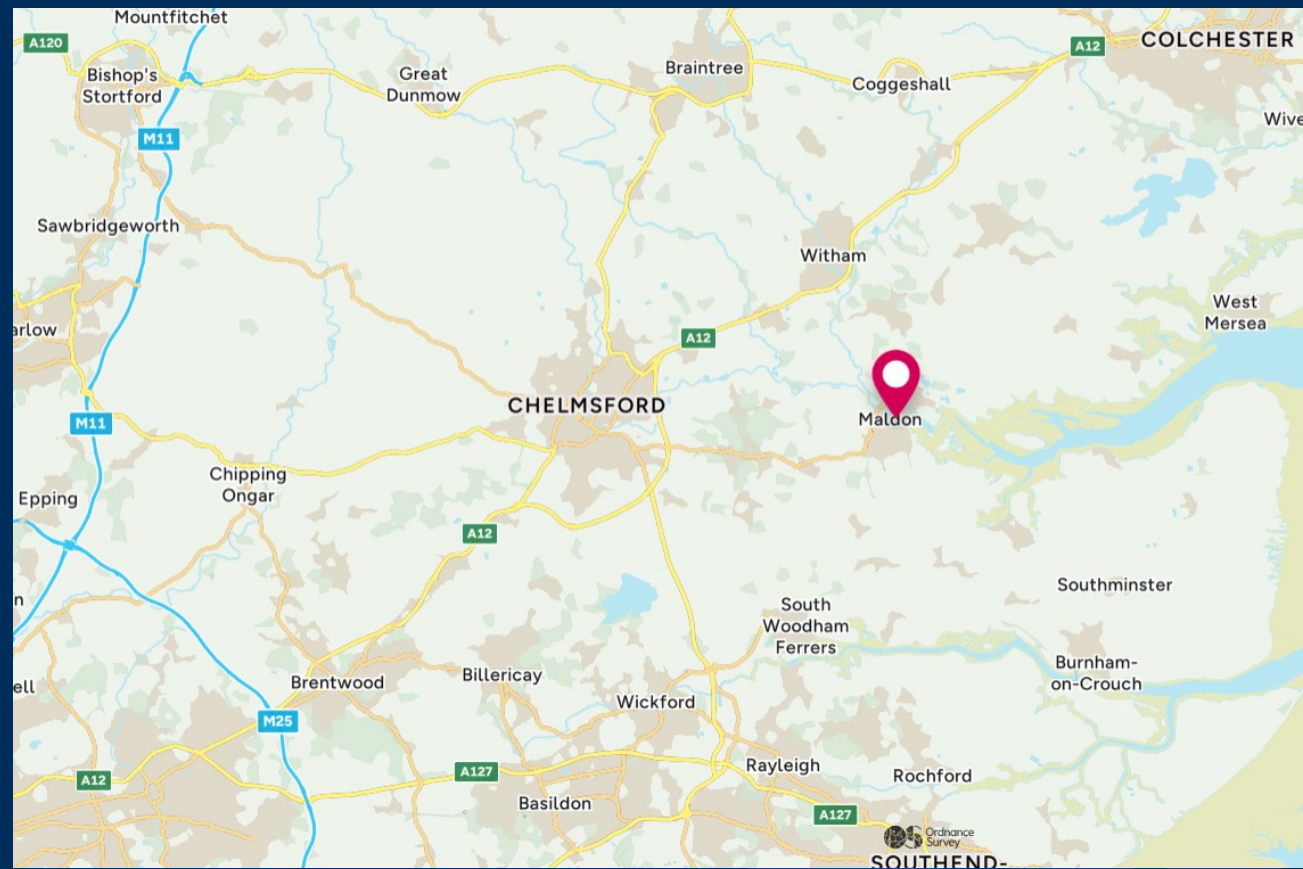
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Particulars created January 2026

