



FOR SALE FREEHOLD

Prime High Street Premises - Class E Use with Development /
Conversion Potential STPP

60 High Street, Maldon, Essex, CM9 5ET

OFFERS IN EXCESS OF
£475,000 (No VAT)

AVAILABLE AREA [GIA]

6,430 sq ft
[597.43 sq m]

IN BRIEF

- » Nearby Occupiers Include Iceland, Boots and W H Smiths
- » Substantial High Street Premises
- » 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

A substantial two storey property which is situated arguably in the best position in Maldon High Street at the top of Market Hill. The ground floor of the property is primarily open plan benefitting from a suspended ceiling with inset lighting and air conditioning. The property has two staircases on the left hand side which can be accessed internally or externally via Chequers Lane which runs alongside the property. On the first floor are two good sized rooms as well as a generous sized kitchen and male and female WC facilities.

ACCOMMODATION

- » Ground 3,353 sq ft [311.52 sq m]
- » First 3,077 sq ft [285.91 sq m]
- » Total 6,430 sq ft [597.43 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 (29) 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, gas 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 2023, of £50,000. The estimated rates payable is approximately £24,950 (2024/25).

LOCAL AUTHORITY

Maldon District Council
01621 854477

PLANNING

We understand the property has a longstanding A2 Use which now falls under Class E.

TITLE

The property is held freehold under Title EX594225.

TERMS

The property is available to purchase on a freehold basis.

The property is subject to an existing lease to Barclays Bank Plc until the 26th April 2025. The current passing rent is £68,500 per annum. Barclays have vacated the property and are currently undertaking dilapidations in order to hand the building back to the landlord.

GUIDE PRICE

Our client is seeking unconditional offers in excess of £475,000.

VAT

We understand VAT is not applicable.

LEGAL COSTS

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



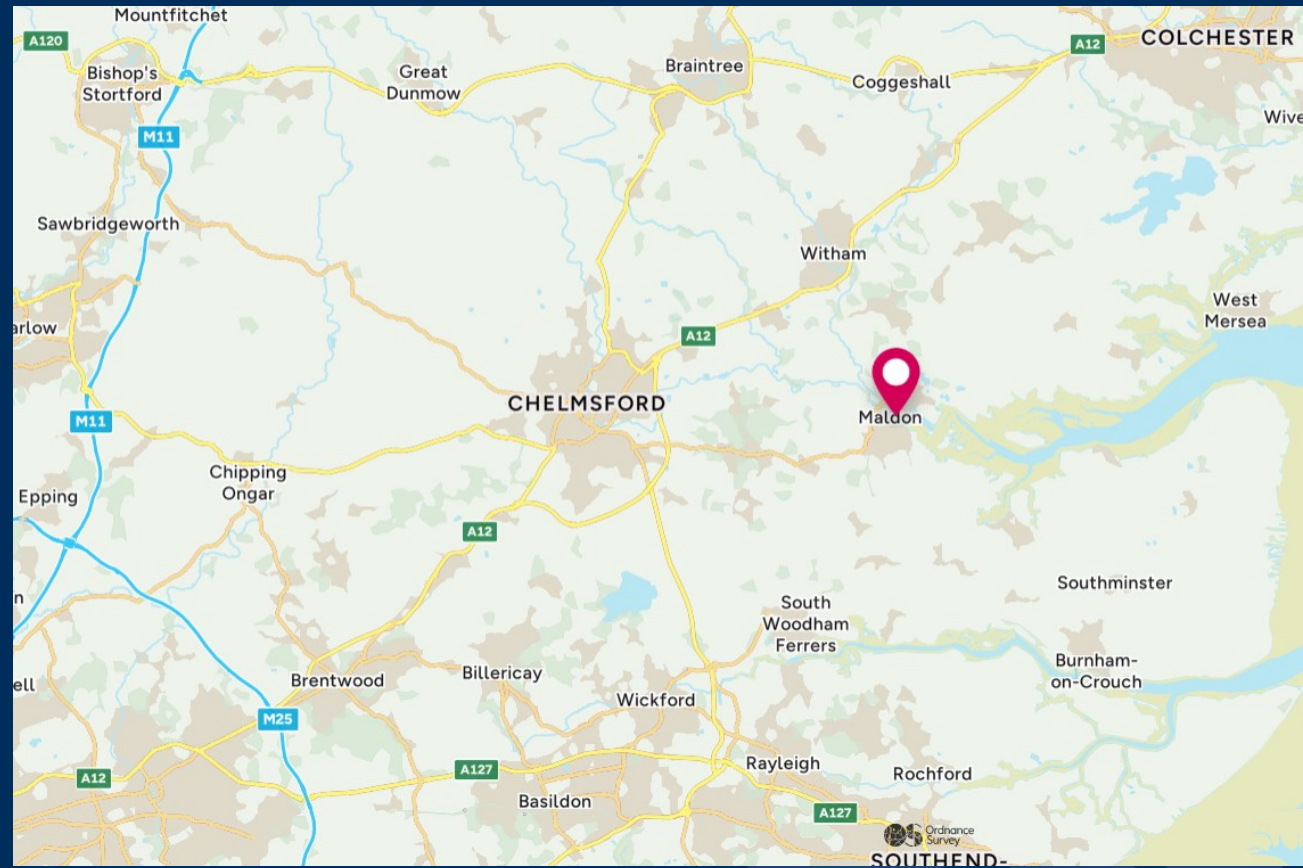
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Particulars created January 2025

