



To Let

Refurbished Retail Unit within Boutique Shopping Arcade

4 Edwards Walk, High Street, Maldon, CM9 5PS

RENT

£11,000

Per Annum Exclusive

AVAILABLE AREA

340 sq ft

[31.60 sq m]

## IN BRIEF

- » Available on a New Lease
- » 5 Star Food Hygiene Rating
- » Exempt from Business Rates (Subject to Individual Circumstances)
- » Main Thoroughfare from the Towns Main Car Park to High Street

## 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 within Edwards Walk at the top end of Maldon High Street. The property benefits from a frontage on to Edwards Walk which forms an important link between the towns principal car park and the High Street.

## DESCRIPTION

The property comprises a mid terrace retail unit situated within the popular Edwards Walk Shopping Arcade with glazed window display. The property is well presented and benefits from a suspended ceiling with inset LED lighting, air conditioning, laminate flooring, wash hand basins and a WC. A store room to the rear is also provided.

## ACCOMMODATION

» Retail/WC	299 sq ft	[27.80 sq m]
» Store	41 sq ft	[3.80 sq m]
» Total:	340 sq ft	[31.60 sq m]

## ENERGY PERFORMANCE CERTIFICATE [EPC]

We have been advised the premises falls within Band B(42) of the energy performance assessment scale. A full copy of the EPC assessment 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.



## PLANNING

We understand the property has a longstanding A1 Use which now falls under Class E.

## LOCAL AUTHORITY

Maldon District Council  
01621 854477

## BUSINESS RATES

We are advised that the premises have a rateable value of £6,900. Therefore estimated annual rates payable of approximately £3,443 (2025/26). The property is eligible for full business rates exemption subject to individual circumstances. Interested parties are advised to make their own enquiries.

## SERVICE CHARGE

We understand there is a service charge for the upkeep of the communal areas. The service charge for the current financial year is £886.00 + VAT.

## BUILDINGS INSURANCE

The landlord insures the building and recharges the premium to the tenant. The building insurance for this financial year is £393.60 + VAT.

## TERMS

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

## QUOTING RENT

£11,000 per annum exclusive.

## VAT

We understand VAT is applicable.

## LEGAL COSTS

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



# 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.  
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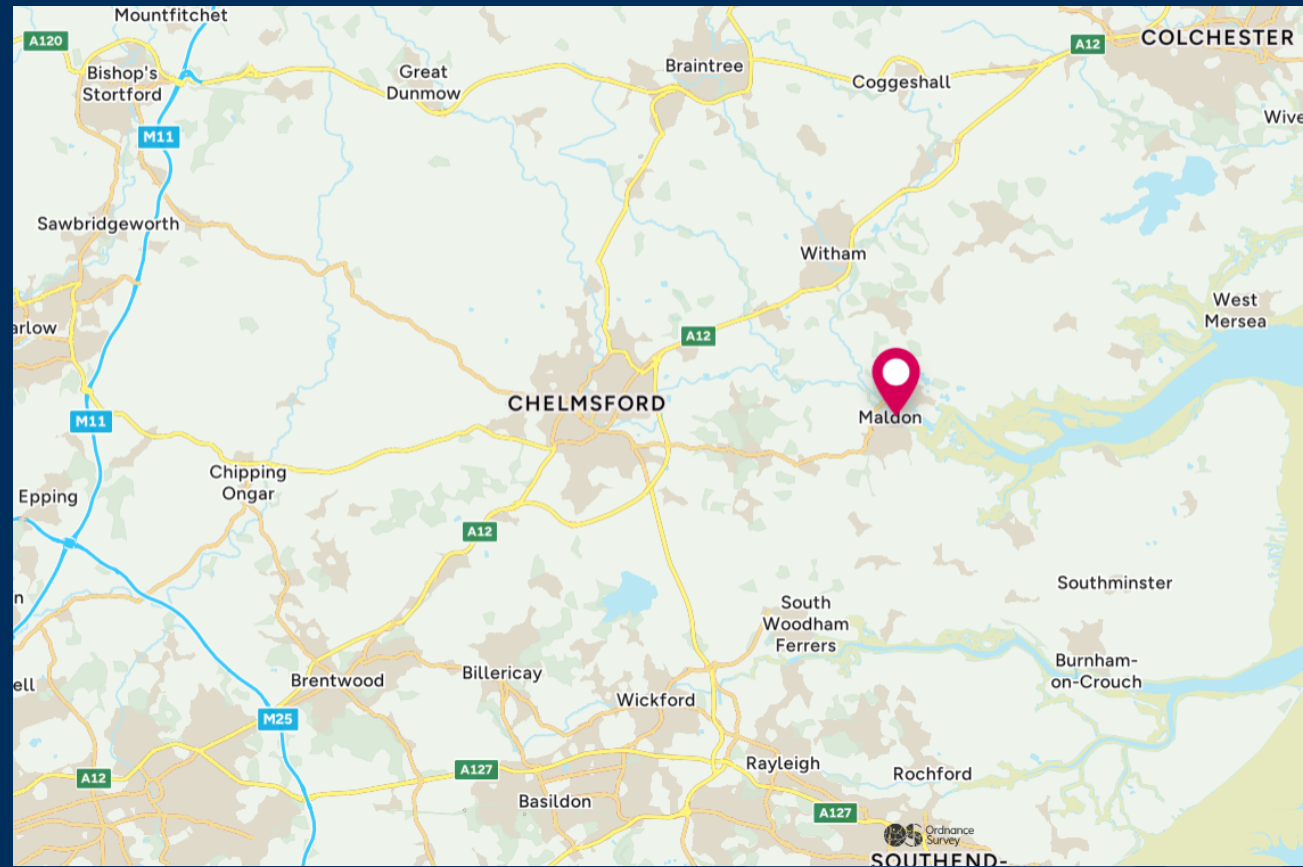
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Particulars created July 2025

