

# elwell taylor

**14 High Street  
Maldon**

**£12,000 Per annum**

**419 sqft**

- GROUND FLOOR RETAIL UNIT
- ATTRACTIVE GRADE II LISTED CHARACTER PROPERTY
- PROMINANT LOCATION ON MALDON HIGH STREET
- 24' INTERNAL FRONTAGE



## LOCATION

The property is prominently situated at the top of Maldon High Street.

There are a variety of small, independent retailers close by, with national retailers such as M&S slightly further along the High Street.

## DESCRIPTION

An attractive grade II listed character property which comprises a ground floor lock up shop.

The shop has an internal frontage of 24' with small pane glazed windows fronting onto the High Street. It benefits from attractive exposed timber beams, has a wooden floor, inset spotlights and gas central heating.

To the rear of the shop is a kitchenette and WC.

## ACCOMMODATION

Ground floor shop:

Sales area - 367 sq ft (34.1 sq m)

Kitchenette/stores - 52 sq ft (4.8 sq m)

Total: 419 sq ft (38.9 sq m)

## TERMS

Available on a new full repairing and insuring lease at a rent of £12,000 per annum.

## BUSINESS RATES

The shop has a rateable value of £12,000.

If Small Business Rates Relief applies then there will be nil rates payable.

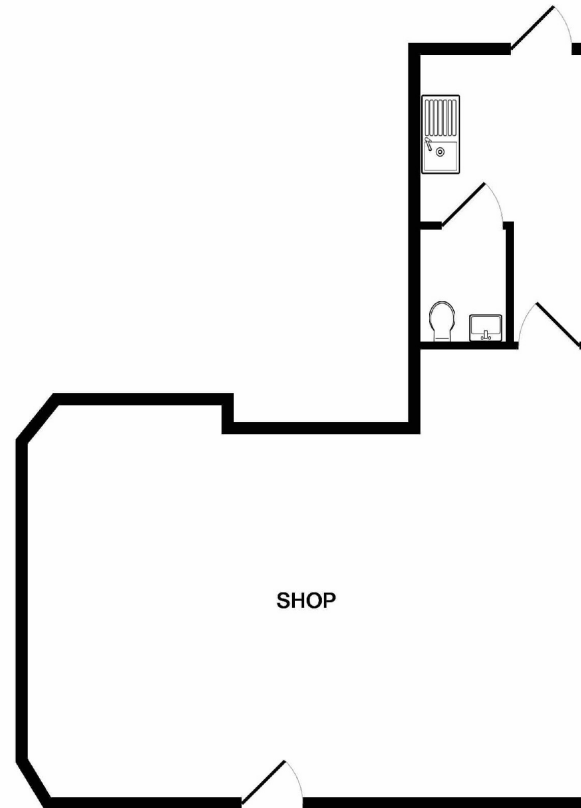
## LEGAL COSTS

Each party to be responsible for their own legal costs.

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TOTAL APPROX. FLOOR AREA 419 SQ.FT. (38.9 SQ.M.)

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