

TO LET

Extensive Two-Storey Retail Unit With First Floor Stores & Rear Parking

Total Area 6,608 sq. ft. (614 m²)

36-38 Bridge Street, Halstead, Essex, CO9 1HT



- Large shop front (approx 47 ft)
- Loading and parking to the rear

- First floor retail and storage space
- New lease available

KEMSLEY LLP
PROPERTY CONSULTANTS

01245 358988
www.kemsley.com



LOCATION

Occupying a prominent location in Halstead Town Centre, benefitting from high levels of pedestrian footfall and a mix of local and national occupiers. The location provides convenient access to local amenities and is well served by public transport, with regular bus services operating nearby.

DESCRIPTION

The property comprises a two storey retail building arranged over ground and first floors, providing a combination of retail and storage space on both levels. It has a large open plan layout with suspended ceilings throughout. The property features a large 47 ft shop frontage, a goods lift and convenient rear access with loading facilities. On-site parking with 14-15 spaces is also available to the rear of the property.

ACCOMMODATION

Ground floor	3,728 sq. ft. (346 m ²)
Ground floor	270 sq. ft. (25 m ²)
First floor	1,756 sq. ft. (163 m ²)
First floor	854 sq. ft. (79 m ²)
Total	6,608 sq. ft. (614 m²)

The above floor areas are approximate and have been provided to us.

TENURE

The property is available to let on a new full repairing and insuring lease for a term to be agreed.

RENT

On application.

VAT

All rents, prices and premiums are exclusive of VAT under the Finance Act 1989.

BUSINESS RATES

The building has a Rateable Value of £35,000. Interested parties are advised to make their own enquiries of the relevant local authority for rates payable depending on their planned use.

SERVICE CHARGE

A service charge is applicable. Further details on application.

EPC

An EPC has been commissioned.

LEGAL FEES

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

ADMINISTRATIVE FEE

Upon terms being agreed and prior to Solicitors being instructed, the prospective tenant or purchaser is to pay an administrative fee of £250 plus VAT to Kemsley LLP. This fee will cover all associated administrative costs including any referencing fees incurred.

CONTACT

Strictly by appointment via:

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