

# PROMINENT CLASS E FREEHOLD FOR SALE

## MALDON

### 36 HIGH STREET

#### Description

Maldon is a town in the county of Essex, England, situated on the Blackwater estuary. It has a rich history dating back to Roman times and was historically known for its maritime significance, being a prominent port and market town.

The unit is located along Maldon's High Street, and features a range of shops, restaurants, cafes, and local businesses. Some of the local retailers include **Greggs, Maldon Coffee Company, Boots** and **Marks & Spencer Foodhall**.

Please refer to the attached copy of the street traders plan for further details.

#### Accommodation

The premises are currently arranged over a ground floor banking hall with first, second and basement floors, providing the following approximate areas:

<b>Ground Floor Sales</b>	1,269 sq. ft.	(117.89q. m)
<b>Ground Floor Ancillary</b>	215 sq. ft.	(19.97 sq. m)
<b>First Floor Ancillary</b>	994 sq. ft.	(92.35 sq. m)
<b>Second Floor Ancillary</b>	807 sq. ft.	(74.97 sq. m)
<b>Basement Ancillary</b>	572 sq. ft.	(53.14 sq. m)
<b>Total</b>	<b>3,857 sq. ft.</b>	<b>(358 sq. m)</b>

The property has 1 car parking space. Plans of the accommodation are available on request.

#### User

The premises currently falls under Class E use.

#### Terms

The property is offered to the market with vacant possession seeking offers in excess of **£460,000**.

*\* In accordance with the current Anti-Money Laundering (AML) Regulations, the purchaser/occupier will be required to satisfy the Vendor and their agents regarding the source of the funds used to complete the transactions.*

Subject to Contract



#### Business Rates

We have been informed by the Valuation Office Agency of the following rating information:

<b>Rateable Value</b>	£23,250
<b>UBR (24/25)</b>	0.499p

All parties are to advised to make their own enquires to the relevant authority.

#### EPC

This property has an EPC rating of D 79. A full report is available upon request.

#### Legal Costs

Each party to pay their own legal fees incurred in this transaction.

#### Viewing

Strictly by appointment through sole agents, **Green & Partners**, contacting:

**Freddie King**                      **07545 386694**  
freddie.king@greenpartners.co.uk

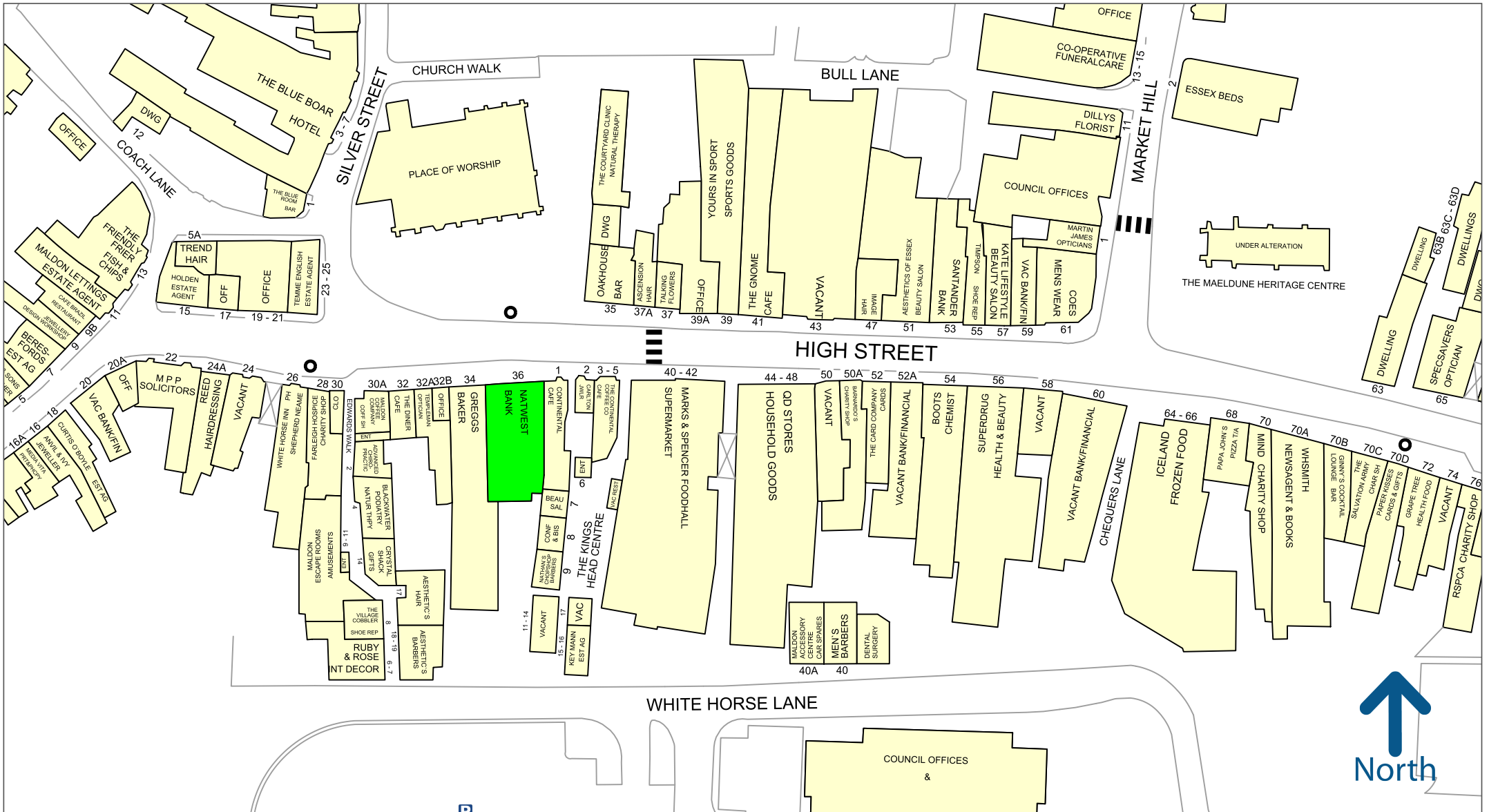
**Darren Coleman**                **07970 796470**  
darren.coleman@greenpartners.co.uk

In partnership with:



**For further information and to register  
and stay up-to-date with this property  
please click the image below.**





50 metres

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Created By: Green and Partners

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