

# FOR SALE

£249,950

# elwell taylor



159 HIGH STREET  
MALDON  
CM9 5BS

FOR SALE

- FREEHOLD WITH VACANT POSSESSION
- POPULAR HIGH ST LOCATION
- PLENTIFUL STORAGE AND YARD



## LOCATION

The property is located at the eastern end of Maldon High Street, just past the High Street East Car Park. Maldon is an attractive coastal town approximately 10 miles east of Chelmsford and 18 miles south west of Colchester. Other nearby occupiers include a mix of national and independent retailers including Costcutter and Lions Crew Barbershop.

## DESCRIPTION

The property comprises a self-contained, ground-floor retail unit, most recently used as a fishing equipment and accessory shop. There is a fully glazed frontage, which provides access into an open-plan retail area. There are two sets of steps as you go further into the shop. Behind the counter is a separate storeroom/office, kitchenette, and staff WC. Further back there is another WC, plus access to a small yard and separate storage. Above the property is a flat, which has been sold on a long leasehold interest.



## ACCOMMODATION

Retail Space: 980 sq ft (91.0 sq m)  
Storage/Office/Kitchenette: 470 sq ft (43.7 sq m)  
Store & Yard: 341 sq ft (31.7 sq m)  
Total: 1,771 sq ft (166.4 sq m)

## TERMS

The freehold interest is available at an asking price of £249,950.

## PRICE

£249,950

## VAT

We understand the property is not elected for VAT

## BUSINESS RATES

RV: £8,300 2024/25  
Rate in the £: 49.9p  
Rates Payable: £4,141.70 per annum

Small Business Rate Relief may apply and would result in nil rates payable.

## LEGAL COSTS

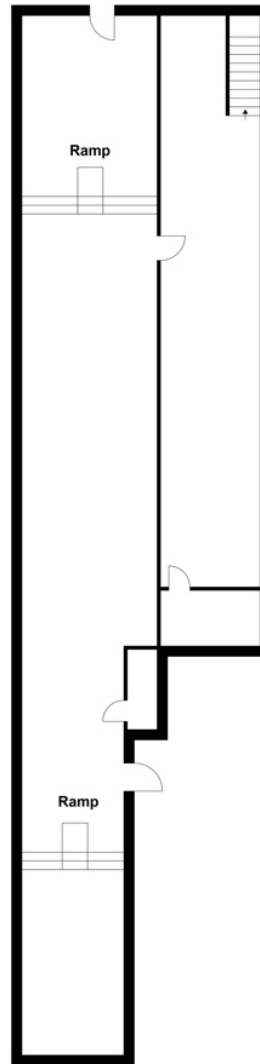
Each party to be responsible for their own legal costs incurred.

## VIEWINGS

Strictly via prior appointment with sole agents Elwell Taylor (01245 266088)



## 159 High St, Maldon



Whilst every attempt has been made to ensure the accuracy of the floor plan 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.