

# MALDON

## 43-45 HIGH STREET

### SHOP LEASE FOR SALE



#### LOCATION

The store is located in a prominent position on the High Street in Maldon opposite **M&Co** and **M&S Simply Food**. Other multiple retailers nearby include **Boots**, **Dorothy Perkins**, **Superdrug** and **Barclays**.

#### ACCOMMODATION

The premises is arranged over ground floor only offering the following approximate accommodation:

Ground Floor: 3,294 sq. ft (306 sq. m)

#### LEASE

15 year lease expiring 28<sup>th</sup> September 2029. The current passing rent is **£75,000** per annum exclusive, subject to 5 yearly fixed increase rent reviews on 29<sup>th</sup> September 2019 and 29<sup>th</sup> September 2024 where the rent will increase to £80,625 and £86,672 per annum exclusive respectively.

#### TERMS

Incentives available.

#### RATES (2017)

We are informed that the premises are assessed as follows:

Rateable Value: £40,250  
Rates Payable: £20,004

However, we would strongly recommend all interested parties verify this with the Local Rating Authority.

#### LEGAL COSTS

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

#### FURTHER INFORMATION & VIEWINGS

For further information please contact **Camilla Jerram** ([camilla@morganwilliams.co.uk](mailto:camilla@morganwilliams.co.uk)) or **Graham Phillips** ([graham@morganwilliams.co.uk](mailto:graham@morganwilliams.co.uk)) of **Morgan Williams** 020 7493 4455.

*\*EPC available upon request*

#### SUBJECT TO CONTRACT

#### MISREPRESENTATION ACT

Whilst every effort has been made to ensure accuracy, no responsibility is taken for any error, omission or mis-statement in these particulars which do not constitute an offer or contract. No representation or warranty whatever is made or given either during negotiations or in particulars by vendor, lessors or agent. Measurements are approximate and for guidance only.

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