

Shop 5, Weavers Court,
Halstead CO9 2LN.

Lock-up Shop To Let in Halstead



- Established retail development, with large car park.
 - Popular expanding market town.
- Net Retail Area 241 sq. ft. (22.4 sq. m).
 - Asking rent £5,500 p.a.x.

Morley Riches & Ablewhite LLP for themselves and for the vendors or lessors of this property whose agents they are give notice that:

i. The particulars are set out as a general overall description of the property for the guidance of intending purchasers or lessees; and do not constitute, nor constitute part of, an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice. ii. All descriptions, dimensions, areas, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. iii. The vendor or lessor does not make or give, and neither Morley Riches & Ablewhite LLP nor any person in their employment has the authority to make or give, any representation or warranty whatsoever in relation to this property. iv. All statements contained in these particulars as to this property are made without responsibility on the part of Morley Riches & Ablewhite LLP or the vendor/lessor. v. All quoting terms may be subject to VAT at the prevailing rate from time to time. vi. Morley Riches & Ablewhite LLP have not tested any electrical items, appliances, any plumbing or heating systems and therefore, cannot give any warranty or undertaking as regards their operation or efficiency. vii. No responsibility can be accepted for any expenses incurred by any intending purchaser(s) in inspecting properties that have been sold, let or withdrawn.

Morley Riches & Ablewhite LLP, Kings Court, Newcomen Way, Colchester, CO49RA.

Telephone: 01206 505707 - Fax: 01206 505708

Location

The premises are located in the established Weavers Court development, in the market town of Halstead. The development lies in the heart of the town centre, just off High Street. Other occupiers include a large Co-op supermarket, Costa Coffee and a number of local independent retailers, all benefiting from a large car park.

Description

A small lock-up retail unit located in the covered way leading from High Street to the main supermarket and car park. The retail area has carpet tiles to the floor, a suspended ceiling, and glazed display window. To the rear is a small rear lobby with toilet off, and a door into a small communal yard area with gate out onto Factory Lane East.

Accommodation

Retail Area 18/6 x 13/0 maximum.

Total Net Retail Area 241 sq. ft. (22.4 sq. m)

Rateable Value

We understand that the property has a rateable value of £4,450 in the 2017 Rating List. Therefore, an occupier may qualify for Small Business Rate Relief and applicants are advised to contact Braintree District Council in this regard.

Energy Performance Certificate

The property has an EPC rating of E - 101, and documentation is available on request.

Tenure

The property is offered to let on a new lease, for a term to be agreed, incorporating 3 yearly upward-only rent reviews. The commencing rent is £5,500 per annum, exclusive of VAT, rates and all other outgoings. The tenant is responsible for 2.3% of the service charge that maintains the common parts of Weavers Court, the cost for the year is 1st March 2018 to 28th February 2019 estimated at some £660.

Viewing

For further details and to arrange a viewing, please contact Jon Ablewhite at Morley Riches & Ablewhite - (01206) 505707, or jon@mrallp.co.uk

Morley Riches & Ablewhite LLP for themselves and for the vendors or lessors of this property whose agents they are give notice that:

i. The particulars are set out as a general overall description of the property for the guidance of intending purchasers or lessees; and do not constitute, nor constitute part of, an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice. ii. All descriptions, dimensions, areas, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. iii. The vendor or lessor does not make or give, and neither Morley Riches & Ablewhite LLP nor any person in their employment has the authority to make or give, any representation or warranty whatsoever in relation to this property. iv. All statements contained in these particulars as to this property are made without responsibility on the part of Morley Riches & Ablewhite LLP or the vendor/lessor. v. All quoting terms may be subject to VAT at the prevailing rate from time to time. vi. Morley Riches & Ablewhite LLP have not tested any electrical items, appliances, any plumbing or heating systems and therefore, cannot give any warranty or undertaking as regards their operation or efficiency. vii. No responsibility can be accepted for any expenses incurred by any intending purchaser(s) in inspecting properties that have been sold, let or withdrawn.

Morley Riches & Ablewhite LLP, Kings Court, Newcomen Way, Colchester, CO49RA.

Telephone: 01206 505707 - Fax: 01206 505708