

First Floor, The Ironworks, Maldon, Essex CM9 4LE



Former D2
snooker hall
with parking
suitable for
alternative uses
(stp)

To Let

- £25,000 per annum
- Predominantly open plan accommodation
- Good natural light
- Suitable for leisure, office or storage uses (subject to planning)
- 500 sq m (5,380 sq ft)
- Energy rating: to be confirmed

Details

Location

The property occupies a prominent location on the Fullbridge Causeway adjoining Tesco's and opposite the new Lidl store.

Road links are excellent with the A414 and B1018 converging at a roundabout immediately adjoining the property, and access into Maldon Town centre, to Chelmsford and the A12 is readily available.

Adjoining occupiers include Tesco's McDonald's, Domino's, Kwik-Fit and Lidl.

Description

The property enjoys a high profile facing one of the main roads into Maldon. The accommodation is situated on the first floor of a three storey listed building.

There is an almost clear floorplate with excellent levels of natural light from perimeter windows. There is a single change of floor levels towards the centre of the floorplate. Please refer to the plan on page 3 of these particulars.

Access is from a shared stairway and the property benefits from external steel fire escapes.

The property has been subject to some refurbishment. Further works can be undertaken subject to negotiation.

Planning

The last use of the property was as a snooker hall which falls within Class D2, as defined by the Use Classes Order and subject to planning the property is suited to a range of other leisure, office or storage uses.

We recommend enquiries are made to Maldon District Council Planning Department if alternative uses are required.

Accommodation

The premises provides the following approximate floor area:-

First Floor 500 sq m (5,380 sq ft)

The property benefits from a generous shared parking provision, and precise terms of use will need to be agreed.

Lease

The property is available to let on a new lease at an initial rent of £25,000 per annum, the ingoing tenant will have an internal repairing liability and meet a proportion of external costs which will be the landlord's responsibility by way of a service charge.

The lease will be outside Part II of the Landlord & Tenant Act 1954.

Business Rates

The property has yet to be assessed for business rate purposes.

We estimate a Rateable Value in the order of £25,000.

VAT

All rents and costs are exclusive of VAT which is chargeable at the statutory rate.

Energy Performance Certificate

An EPC has been commissioned and a copy is available upon request.

Viewing

Strictly by prior appointment with the sole agents:

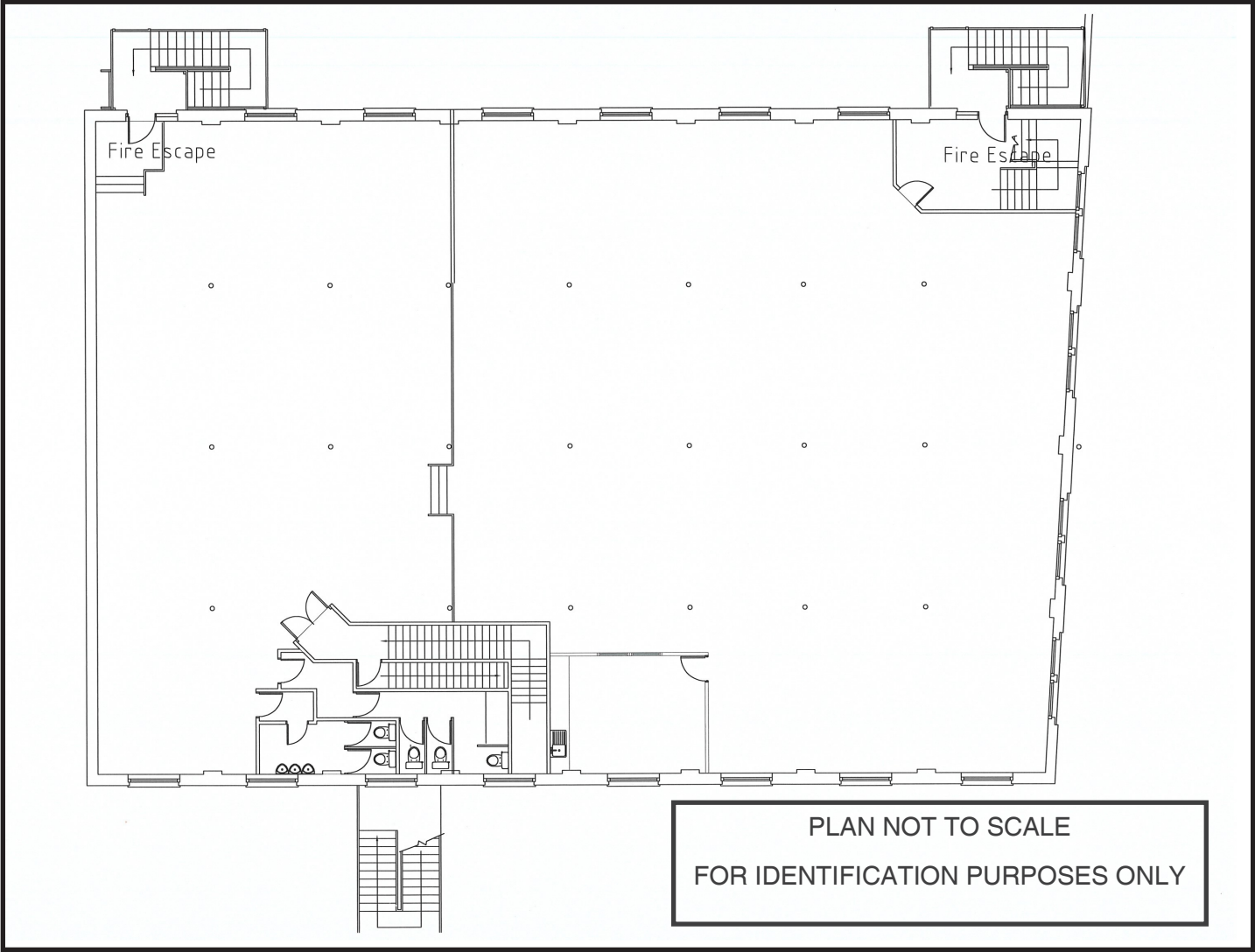
Fenn Wright

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Details



Particulars for First Floor, The Ironworks, Maldon CM9 4LE

Details



For further information

01206 216 565

fennwright.co.uk

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