



**TO LET**

**Prime High Street Premises with Class E Use**

**53 High Street, Maldon, Essex, CM9 5PT**

**QUOTING RENT**

**£30,000 Per Annum Exclusive**

**AVAILABLE AREA [GIA]**

**3,711 sq. ft.**  
[344.93 sq. m.]

## IN BRIEF

- » Nearby Occupiers Include Timpson, Boots and M & S Food
- » Substantial High Street Premises
- » Expanding Market Town

## LOCATION

Maldon is an attractive coastal town located approximately 10 miles to the east of Chelmsford and 18 miles south west of Colchester with a population of approximately 23,000. The town is served by the A414 which provides access to the A12 dual carriageway and the M25 motorway.

The property is situated on the northern side of the High Street amongst national and local retailers. This section of High Street forms part of the towns prime retail offering with retailers such as Timpson, Boots and M & S Food within close proximity.

## DESCRIPTION

A three storey commercial building which has been used as a bank for several decades. The ground and first floor are primarily open plan benefitting from suspended ceilings with inset LED lighting and air conditioning. There is a second floor providing male and female WC facilities, kitchenette and storage areas. Please refer to the floor plan for further information.

## ACCOMMODATION

- » Ground 1,291 sq ft [120.01 sq m]
- » First 1,291 sq ft [120.01 sq m]
- » Second 1,129 sq ft [104.91 sq m]
- » Total 3,711 sq ft [344.93 sq m]

The property has been measured on an approximate Gross Internal Area basis due to limited access. Interested parties are to rely on their own measurements.

## ENERGY PERFORMANCE CERTIFICATE [EPC]

We have been advised the unit falls within Band B (43) of the energy performance assessment scale. A full copy of the EPC assessment and recommendation report is available upon request.



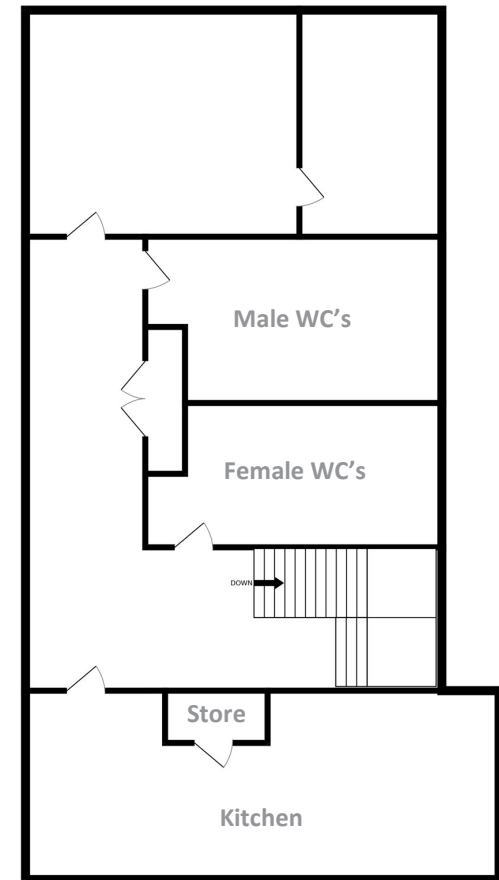
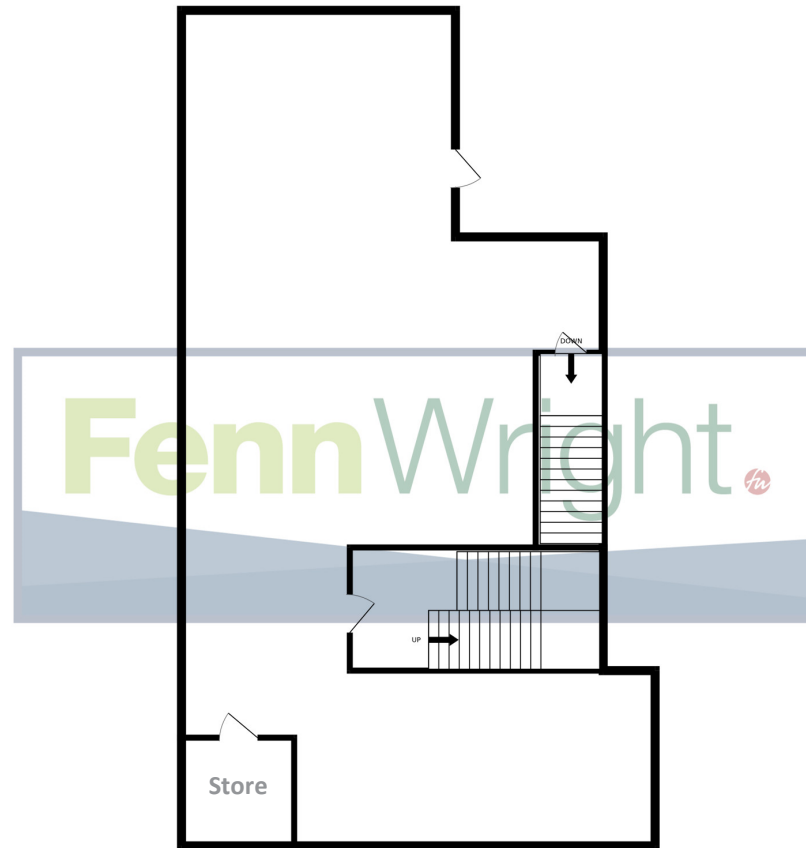
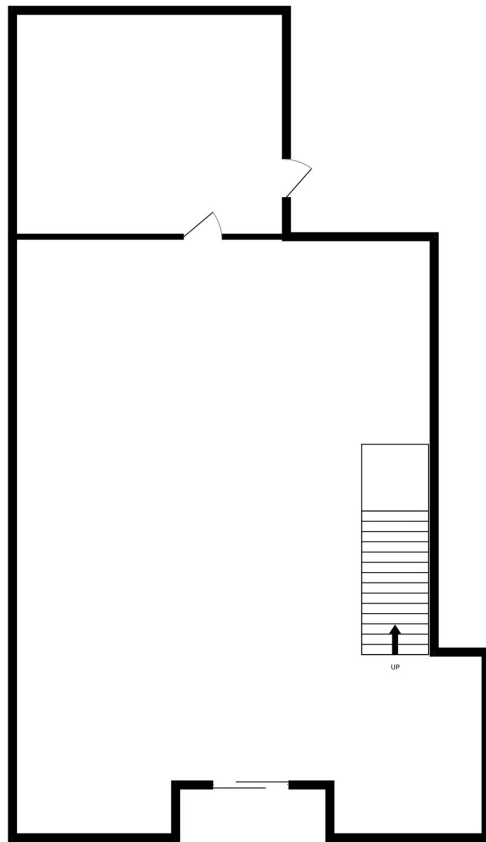
Please note the floor plan provided is indicative and not to scale.

Please note all partitions which we believe are to be removed by the current tenant are not shown on the floor plan.

GROUND FLOOR

1ST FLOOR

2ND FLOOR



## SERVICES

We understand the property is connected to mains water, drainage and three phase electricity. We have not tested any of the services and all interested parties should rely upon their own enquiries with the relevant utility company in connection with the availability and capacity of all of those serving the property including IT and telecommunication links.

## BUSINESS RATES

We are advised that the premises have a rateable value, with effect from the 1st April 2026, of £23,000. The estimated rates payable is approximately £8,786 (2026/27).

## PLANNING

We understand the property has a longstanding A1 Use which now falls under Class E (a, b and c).

E(a) Display or retail sale of goods, other than hot food

E(b) Sale of food and drink for consumption (mostly) on the premises

E(c) Provision of:

E(c)(i) Financial services,

E(c)(ii) Professional services (other than health or medical services), or

E(c)(iii) Other appropriate services in a commercial, business or service locality

## BUILDINGS INSURANCE

The landlord insures the building and recharges the premium to the tenant.

## TERMS

The property is available on a new full repainting and insuring lease for a term of years to be agreed.

## QUOTING RENT

£30,000 per annum exclusive.

## VAT

We understand VAT is applicable.

## LEGAL COSTS

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



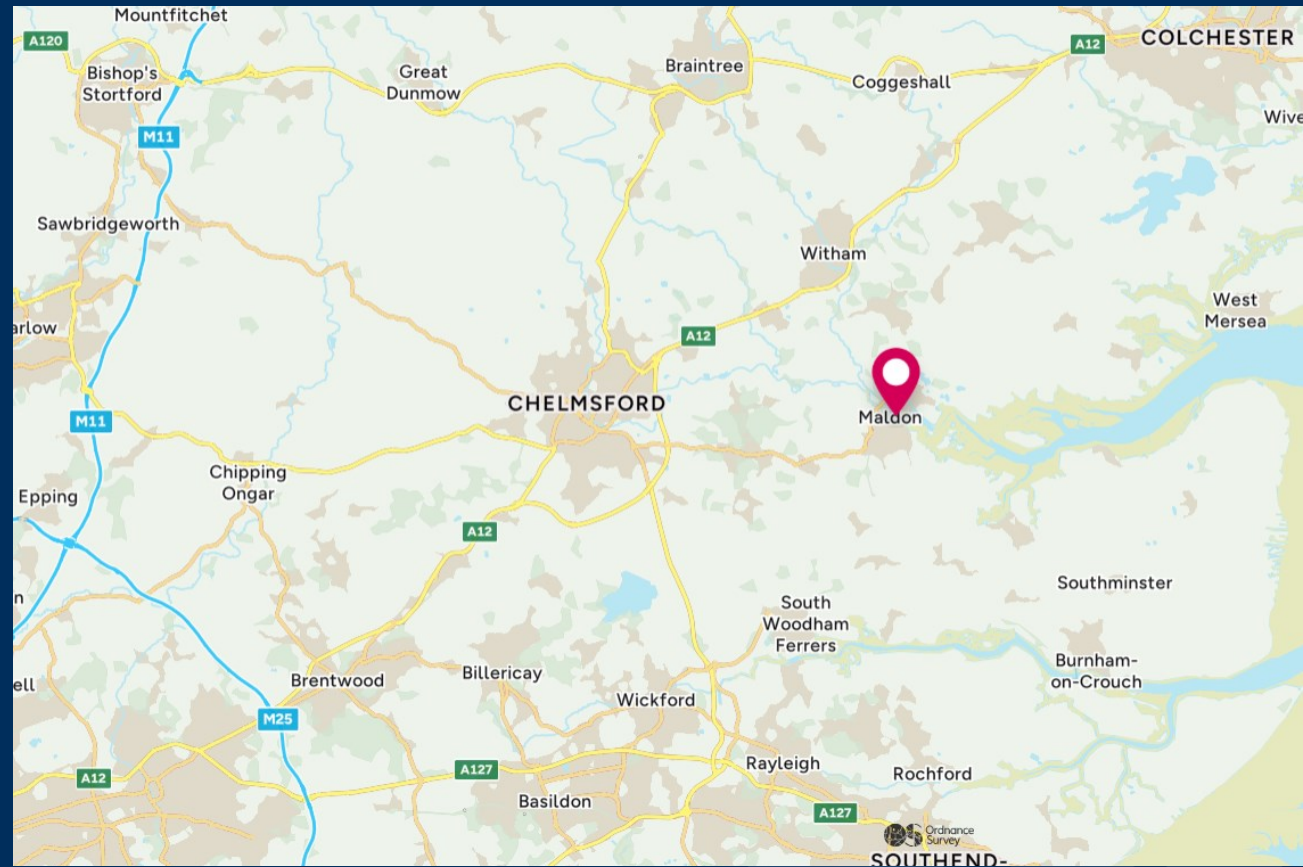
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Particulars created January 2026

