

ALTHORNE



TO LET

Former Post Office
Burnham Road
Althorne
CM3 6BU

RETAIL

2,195 SQ. FT. (204 SQ. M.)



Located On The Busy Burnham Road



Off Street Parking



3 Bed House/Retail/Office To Rear



New Lease Available



Rent Only £38,400 Per Annum Exclusive



Ayers & Cruiks
COMMERCIAL

SOUTHEND OFFICE
01702 343060

CHELMSFORD OFFICE
01245 202555

DESCRIPTION AND LOCATION

Located in the heart of Althorne on Burnham Road, this unit is surrounded by a mix of small local businesses and predominantly residential areas. The location benefits from nearby bus links, providing convenient access.

A versatile detached property comprising a former Post Office/retail space at the front, a three-bedroom detached house, and an adjoining office to the rear. Each of the three units benefits from independent access, offering excellent potential for subletting or multi-use occupancy.



ACCOMODATION

	SQ.FT.	SQ.M.
Retail Area	2,195	204
TOTAL	2,195	204

TERMS

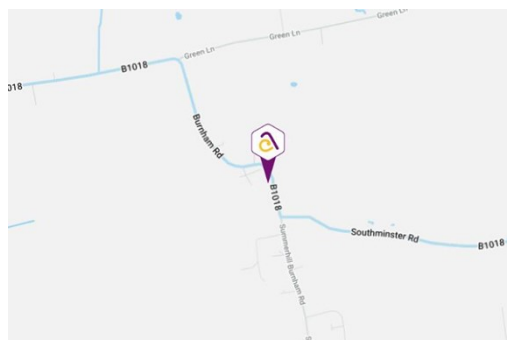
The premises is available to let upon a new full repairing and insuring lease for a term to be agreed

SERVICE CHARGE

Not Applicable

EPC

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56



Misrepresentation Act 1967

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BUSINESS RATES

Interested parties are advised to confirm the rating liability with Maldon District Council 01621 854477

LEGAL COSTS

Ingoing tenants are responsible for the landlord's reasonable legal costs

TENURE

Leasehold

RENT

£38,400 Per Annum Exclusive

VAT

Plus VAT If Applicable

VIEWING

Strictly by prior appointment via landlords appointed agents Ayers & Cruiks



Ayers & Cruiks
COMMERCIAL

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