

HALSTEAD



TO LET

24 High Street
Halstead
Essex
CO9 2AP

LEISURE

Total: 1,757 SQ.FT. (163 SQ.M.)

-  Fully Fitted Bar & Commercial Kitchen
-  High Street Location
-  Rear Pub Garden
-  Basement Stores & Offices
-  Rent £40,000 Per Annum Exclusive



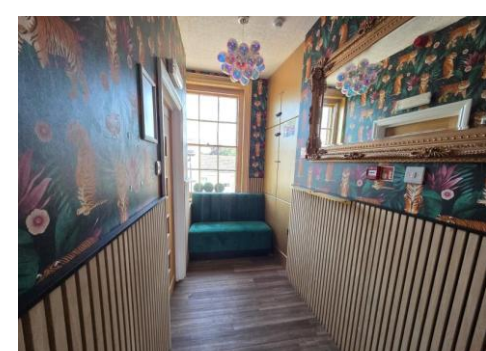
Ayers & Cruiks
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SOUTHEND OFFICE
01702 343060

CHELMSFORD OFFICE
01245 202555

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DESCRIPTION AND LOCATION

The property is prominently situated on High Street in Halstead, Essex, a busy and well-established retail and commercial hub. Positioned in the heart of the town, it benefits from high levels of footfall and excellent visibility, making it ideal for businesses seeking strong exposure.

Halstead is a thriving market town with a mix of national and independent retailers, cafés, and service providers, drawing steady local and visitor traffic. The town enjoys good road connections, with the A131 and A1124 providing direct routes to Braintree, Colchester, and Sudbury. The nearby A120 also offers easy access to the M11 and Stansted Airport, making this a well-connected and accessible location for both local and regional trade.

The property is fully fitted out as a bar and offers a well-arranged layout across multiple levels. The ground floor features a spacious bar area with access to a rear pub garden, ideal for outdoor seating or events. The basement provides practical space suited for storage and offices. A fully fitted commercial kitchen is in place, ready for immediate use, and there are toilet facilities located on both the ground and first floors for added convenience. This is a fantastic opportunity for someone seeking a licensed premises with existing infrastructure already in place.

NOTE:

Floor plans are available upon request. Please enquire for further details.

ACCOMMODATION

	SQ.FT.	SQ.M.
Ground Floor	1,207	112
First Floor	130	12
Toilet		
Basement	420	39
Rear Pub Garden		

TOTAL	1,757	163
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TERMS

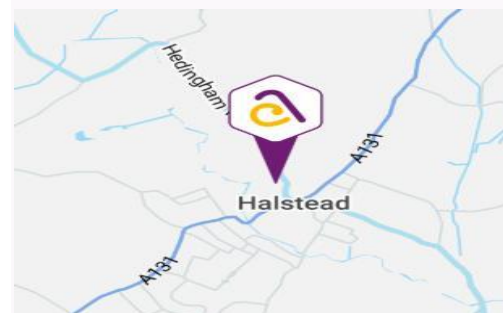
The property is available to let upon on a new full repairing and insuring lease for a term to be agreed.

SERVICE CHARGE:

To Be Confirmed

EPC:

E



BUSINESS RATES

Interested parties are advised to confirm the rating liability with Braintree District Council on 01376 552525.

LEGAL COSTS:

Ingoing tenant to be responsible for the landlords reasonable legal costs.

TENURE

Leasehold

RENT:

£40,000 per annum exclusive

VAT:

To Be Confirmed

VIEWING:

Strictly by prior appointment via the landlords appointed agents Ayers & Cruiks.

Misrepresentation Act 1967

These particulars do not constitute, any part of an offer or a contract. All statements contained within these particulars as to this property are made without responsibility on the part of Highlands Properties Ltd. T/A Ayers & Cruiks, of the vendors or lessors. None of the statements contained within these particulars are to be relied upon as statements or representations of fact.

Intending purchasers or lessees must satisfy themselves by inspection otherwise, as to the correctness of each of the statements contained in these particulars. The vendors or lessors do not make or give Highlands Properties T/A Ayers & Cruiks nor any person in their employment, any authority to make any representations, whatever in relation to this property.

All prices, premiums or rents stated are deemed to be exclusive of VAT, unless stated otherwise.



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