



24 High Street, Halstead, CO9 2AP To Let | 1,757 sq ft



## 24 High Street, Halstead, CO9 2AP

# Summary

- Rent: £40,000 per annum
- Business rates: Interested parties are advised to confirm the rating liability with Braintree District Council on 01376 552525.
- VAT: To be confirmed
- Legal fees: Ingoing tenant is liable for both parties legal costs
- EPC: E (125)
- Lease: New Lease

### Further information

• View details on our website

### **Contact & Viewings**

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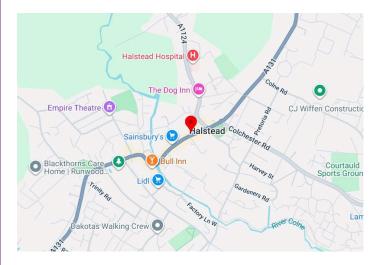
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#### Offices

86-88 Baxter Avenue, Southend-On-Sea, Essex, SS2 6HZ Tel: 01702 343060 Burgundy Court 64/66 Springfield Road, Chelmsford, Essex, CM2 6JY Tel: 01245 202555



# **Key Points**

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

# Description

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.

### 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.



This is a fantastic opportunity for someone seeking a licensed premises with existing infrastructure already in place.

The town enjoys good road connections, with the Al31 and Al124 providing direct routes to Braintree, Colchester, and Sudbury. The nearby Al20 also offers easy access to the Ml1 and Stansted Airport, making this a well-connected and accessible location for both local and regional trade

### Accommodation

Floor/Unit	<b>Building Type</b>	sqft sqm	Availability
Unit	Retail	1,757 163.23	Available

# Viewings

Strictly by prior appointment via the landlord's appointed agents, Ayers & Cruiks.

#### **Terms**

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

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