



**Ayers & Cruiks**  
COMMERCIAL

## To Let

6,608 sq ft

**36-38 Bridge Street,  
Halstead, CO9 1HT**

Two-storey retail unit with  
storage space and parking to  
the rear.

- Large shop front (approx. 47 ft)
- First floor retail and storage space
- Loading and parking to the rear
- New lease available
- £65,000 per annum exclusive

[www.ayerscruiks.co.uk](http://www.ayerscruiks.co.uk)



36-38 Bridge Street, Halstead, CO9  
1HT

## Summary

- Rent: £65,000 per annum
- Business rates: £17,465 per annum Interested parties are advised to confirm the rating liability with the relevant local authority
- VAT: To be confirmed
- Legal fees: Ingoing tenant is liable for both parties legal costs
- Lease: New Lease

## Further information

- [View details on our website](#)

## Contact & Viewings

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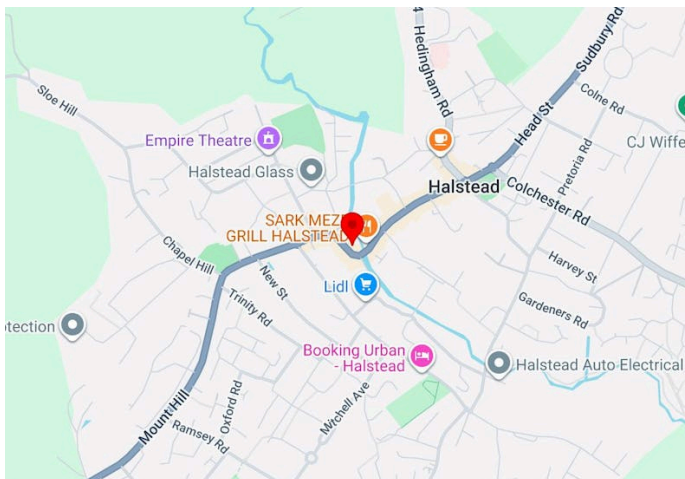
Darrell Clarke  
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bradley@ayerscruiks.co.uk

## 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



## Description

The property comprises a two-storey retail building arranged over ground and first floors, providing a combination of retail and storage space on both levels. It has a large open plan layout with suspended ceilings throughout and the ground floor benefits from a personal WC. The property features a large 47 ft shop frontage, a goods lift and convenient rear access with loading facilities. On-site parking is also available to the rear of the property.

## Location

This retail unit has a prominent high street location, benefitting from high levels of pedestrian footfall and a mix of local and national occupiers. The location provides convenient access to local amenities and is well served by public transport, with regular bus services operating nearby.

## Accommodation

Floor/Unit	Description	sq ft	sq m	Availability
Ground	Retail	3,728	346.34	Available
Ground	Storage	270	25.08	Available
1st	Retail	1,756	163.14	Available

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 Jan 2026.



## Terms

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

## Service Charge

A service charge is levied for the upkeep of the property.

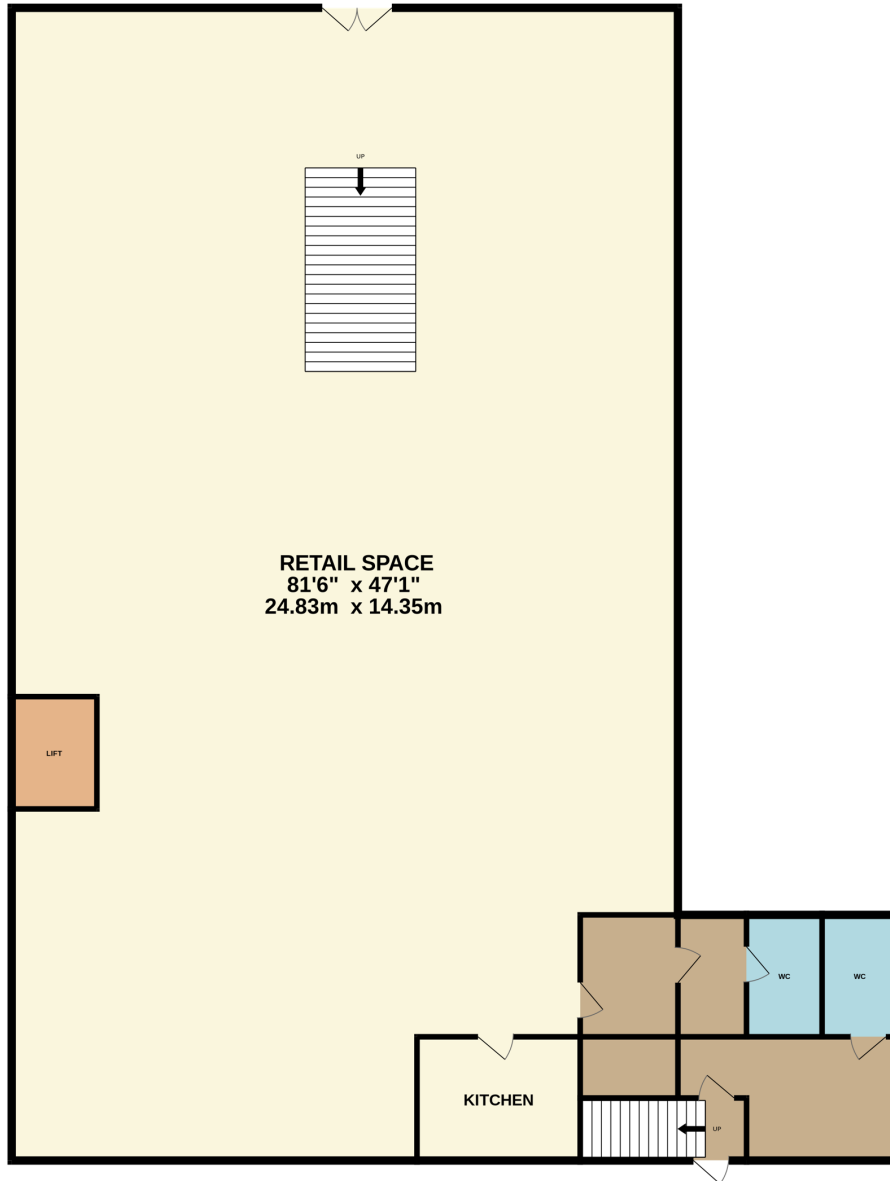
## Rent

£65,000 per annum exclusive

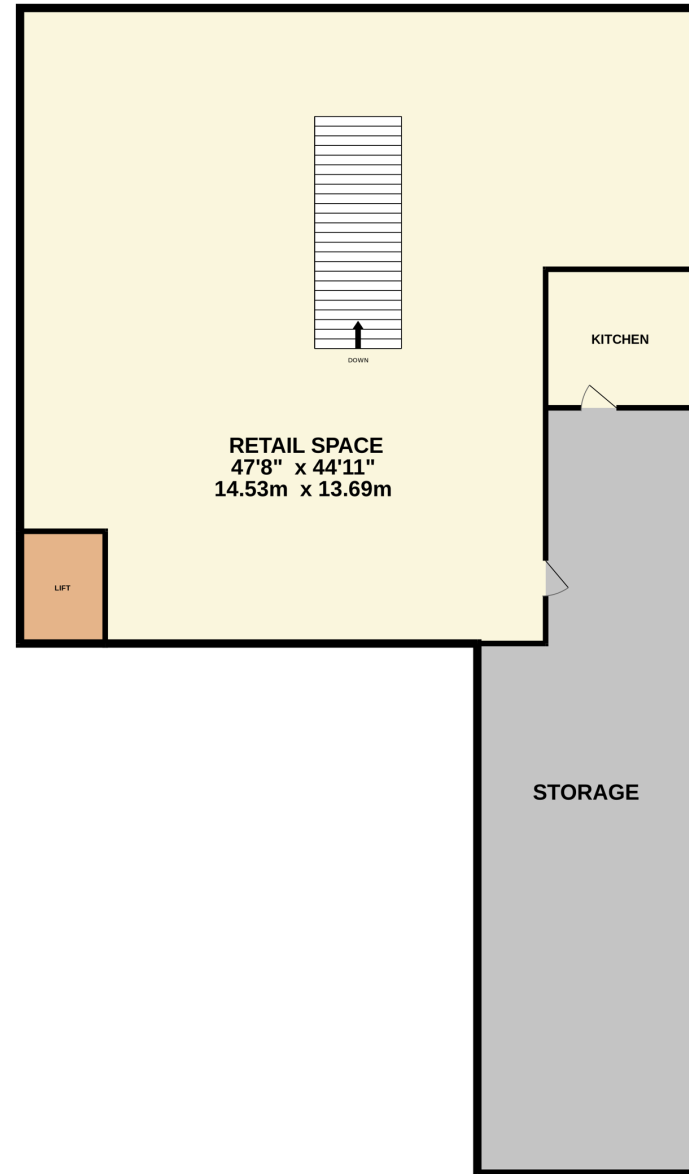
## Viewings

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

GROUND FLOOR  
3998 sq.ft. (371.4 sq.m.) approx.



1ST FLOOR  
2610 sq.ft. (242.5 sq.m.) approx.



TOTAL FLOOR AREA : 6608 sq.ft. (613.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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