

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



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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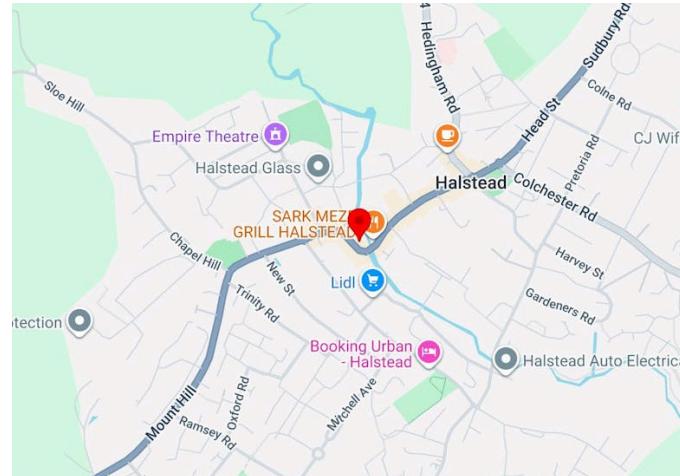
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Description

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

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

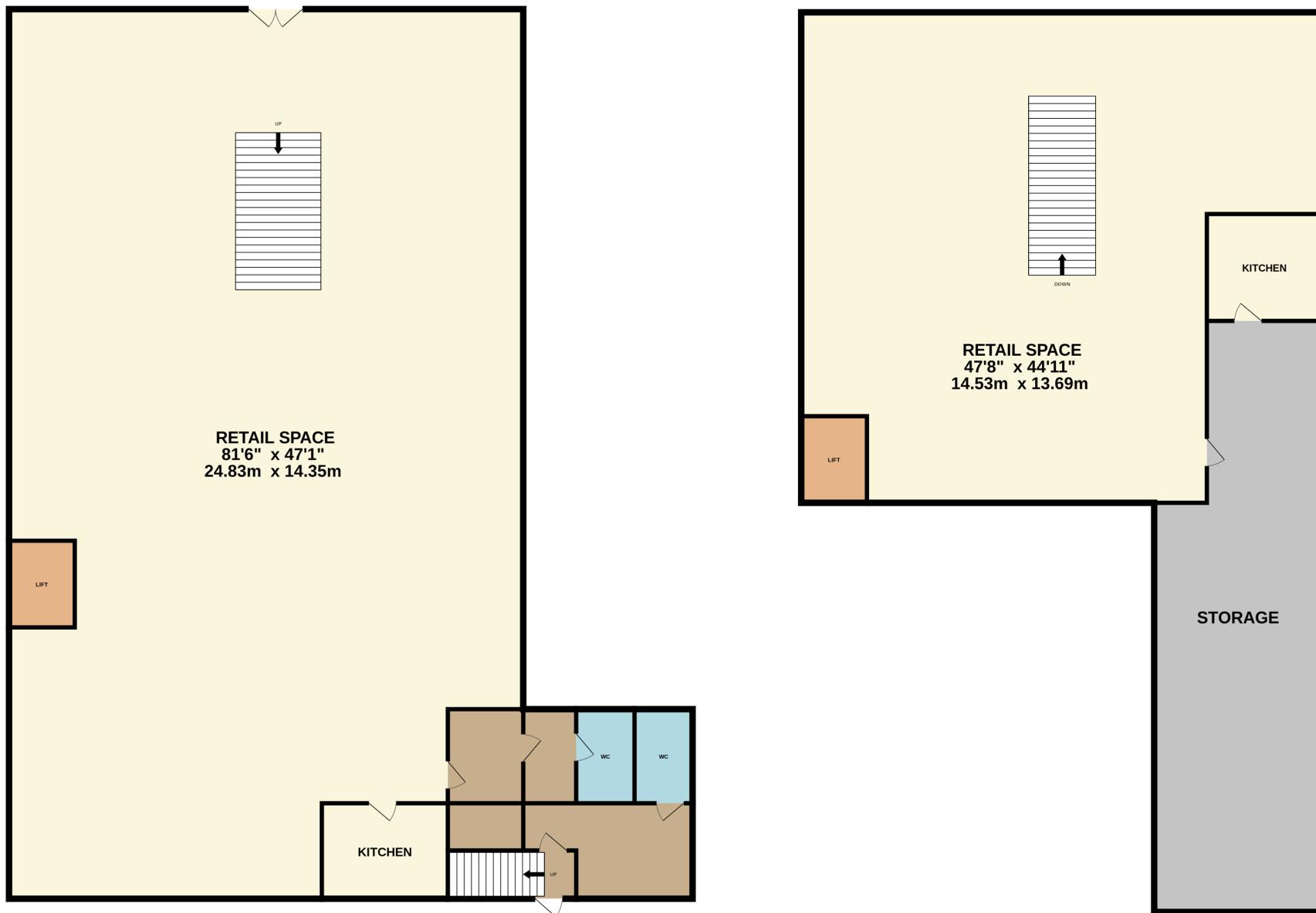
£65,000 per annum exclusive

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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