

FOR SALE / TO LET

Retail / Office Building
With On-Site Parking

2,530 sq. ft. (235 m²)

37 - 39 The Causeway, Maldon, Essex, CM9 4LJ



- Attractive retail / office building
- On-site car parking
- Prominent main road location
- Excellent condition throughout

KEMSLEY LLP
PROPERTY CONSULTANTS

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LOCATION

Heybridge is a town on the Blackwater Estuary, adjoining Maldon in Essex, situated approximately 13 miles to the east of Chelmsford and 22 miles to south-west of Colchester. Occupying a prominent position, the building is located on the Heybridge / Maldon border, just north of the roundabout junction of The Causeway, Fullbridge and the A14. Maldon town centre is within close proximity and the location benefits from good vehicle access, via the A14 and B1019 to the A12.

The new Blackwater Retail Park is nearby where occupiers include Next, Costa, Sports Direct, Aldi and Home Bargains.

DESCRIPTION

Court Langley House is an attractive two storey building, occupying a prominent position fronting The Causeway.

The building comprises retail / office accommodation on the ground floor, arranged as predominantly open plan space with reception area, offices, kitchen, WC's and rear conservatory area. The first floor is accessed internally although could be separated depending upon ingoing occupiers requirements and comprises a number of individual offices with boardroom, kitchen and additional WC.

There is a basement area offering additional storage accommodation and further loft space which could lend itself to providing additional office facilities if converted. At the time of our inspection, we were not able to access these areas.

To the rear of the building there is car parking which is approached via The Causeway and along the side of the premises, offering car parking for approximately 8 - 10 vehicles. To the front of the building there is a forecourt where a further 2 - 4 car parking spaces are available.

ACCOMMODATION

Ground Floor	1,432 sq. ft.	(133 m ²)
First Floor	1,098 sq. ft.	(102 m ²)
Total	2,530 sq. ft.	(235 m²)
Basement & Loft Areas	--	--

The above floor areas are approximate and have been measured on a net internal basis.

TENURE

The property is offered for sale on a freehold basis with vacant possession available upon completion.

Our Clients would also consider a letting by way of a new full repairing and insuring lease on terms to be agreed

PRICE

£595,000 exclusive.

RENT

£39,000 per annum exclusive.

EPC

The property has an EPC rating of D-100

VAT

All rents, prices and premiums are exclusive of VAT under the Finance Act 1989.

BUSINESS RATES

Interested parties are advised to make their own enquiries of the Local Authority, Maldon District Council.

LEGAL FEES

Each party to bear their own legal costs incurred in this transaction.

CONSUMER PROTECTION REGULATIONS

It is recommended that applicants seek independent professional advice in relation to the acquisition of this property. Further information is available from the Useful Links page on our website.

CONTACT

Strictly by appointment via sole agents

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