

Ref: S40

LOCK UP SHOP TO LET



**79 High Street, Great Dunmow,
Essex, CM6 1AE.**

LOCATION: The property is located in this prominent location fronting the High Street (B1008) close to the junction with Braintree Road. This characteristic High Street benefits from many local independent traders along with multiples such as William Hill, HSBC, RSPCA and St. Clares Hospice.

Great Dunmow is located close to London Stansted Airport and Bishop Stortford, both of which can be accessed via the A120 which in turn also provides direct access to the M11.

DESCRIPTION: The property comprises of a ground floor lock up shop with a total area of approx 1,302 sqft (121 sqm), with a retail area of approx 1,123 sqft. The property was previously used as a hairdressers, but would be suitable for a variety of A1 retail uses. The property benefits from an attractive shop front, tiled flooring, own kitchen and W.C., air con, alarm and 1 parking space (exact items left TBC once the existing tenant has made good and may vary from this list) The property is offered To Let upon a new full repairing and insuring lease, the terms of which are to be agreed

N.B. **It is the responsibility of any interested party to fully clarify exact floor areas, the premises existing planning use and whether their proposed use requires a change in planning permission.**

AMENITIES:

- **GROUND FLOOR LOCK UP SHOP**
- **TOTAL AREA 1,302 SQFT (121 SQM)**
- **A1 RETAIL USE**
- **TILED FLOORING**
- **OWN KITCHEN AND W.C.**
- **AIR CON**
- **ALARM**
- **FIXTURES AND FITTINGS TBC AS MAY VARY**

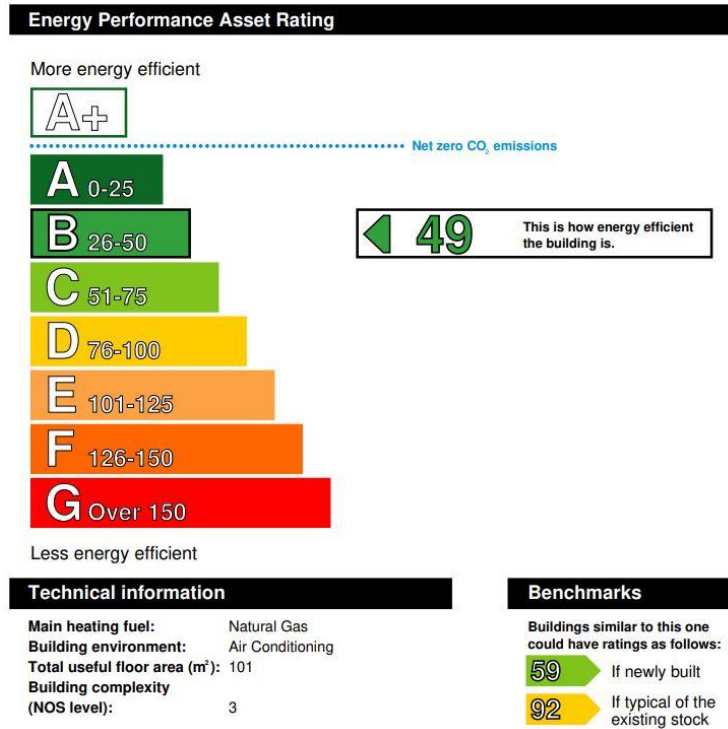
TERMS: The property is offered To Let upon a new full repairing and insuring lease, the terms of which are to be agreed.

RENT: £17,500 p.a.x. plus VAT

SERVICE CHARGE: £1,620.00 p.a.

RATES PAYABLE: £11,900 approx.

EPC RATING:



REFERENCES:

Land Commercial Ltd charges a fee of £250.00 plus VAT at the prevailing rate for taking up references upon the proposed tenants. This fee is non-refundable after references have been taken up, whether or not they are accepted by the Landlord.

ANTI MONEY LAUNDERING

Due to the recent changes in the Anti money laundering regulations it is now standard procedure to undertake a Personal and Company and general AML checks.

Please note this is taken up for both landlord and tenant and any other entity that as a relationship with the property.

LEGAL COSTS:

To be paid by the ingoing tenant

V.A.T.

All rents, prices and premiums are exclusive of VAT under the Finance Act 1989. We would advise all interested parties to consult their professional advisors as to their liabilities if any, in this direction.

VIEWING:

Strictly by appointment

LAND COMMERCIAL LTD
020 8498 8080

IT IS THE RESPONSIBILITY OF ANY INTERESTED PARTY TO FULLY CLARIFY FLOOR AREAS, PLANNING USE AND WHETHER THEIR PROPOSED USE IS SUITABLE. THESE MARKETING DETAILS ARE FOR INDICATION PURPOSES ONLY AND COMPLETED BASED UPON THE INFORMATION GIVEN AND ISN'T ALWAYS CORRECT. NO EQUIPMENT OR UTILITIES HAVE BEEN TESTED BY US AND SHOULD BE CHECKED BY THE INTERESTED PARTY PRIOR TO COMPLETION. ALL FEATURES LISTED AT THE TIME OF MARKETING ARE SUBJECT TO CHANGE AND DO NOT FORM PART OF THE CONTRACT.