

DAVID
BURR



82 HIGH STREET, HALSTEAD, CO9 2JG

The ideal opportunity to acquire a town centre, freehold commercial premises.

A fascinating two storey, Grade II listed commercial premises with flexible accommodation and attic providing approximately 960sqft of retail and first floor space, situated in the heart of the thriving market town of Halstead, adjacent to major retail outlets and close to parking facilities on Market Hill.

Guide Price £180,000

82 High Street, Halstead, CO9 2JG

A fascinating two storey, Grade II listed commercial premises with attic of approximately 960sqft, situated in the heart of the thriving market town of Halstead, adjacent to major retail outlets and close to parking facilities on Market Hill.

The first floor features two large office/storage rooms and could be adapted to provide living accommodation, subject to planning permission and listed building consent, making for a flexible and interesting commercial proposition.

The Accommodation comprises:-

The property features a well proportioned shop area with internal ramp, display windows and large annexed storage room/secondary shop area, plus under stair storage. Concealed stairs to first floor.

The first floor provides a kitchen, separate toilet (former shower room), office room and further access to a very useful storage room. From the first floor landing there is access to an attic.

The building does require some modernisation, and heating is currently via storage type heaters.

TERMS:

The Premises is available Freehold with Vacant Possession
Legal Cost: Each Party to pay their own.

Local Council: BRAINTREE DISTRICT COUNCIL

Rates payable should be checked with Braintree District Council

SERVICES:

Electricity

Water

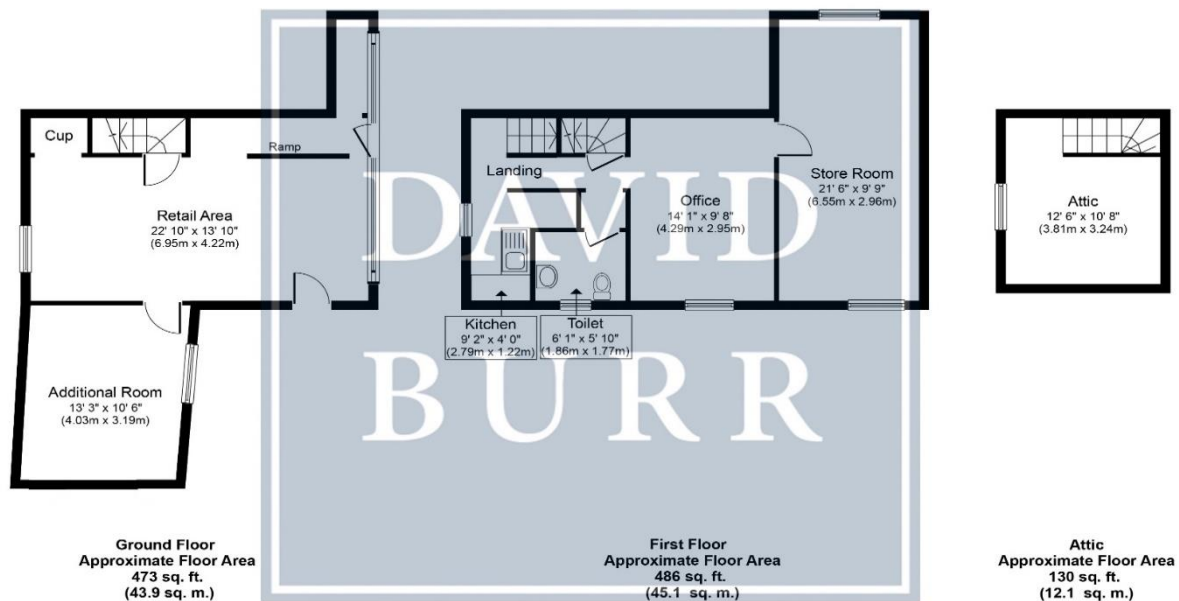
Listed Entry Number: 1338332

Location

Halstead is a popular market town with a good range of facilities including shops, banks, post office, public houses, restaurants, schools and St Andrews church. The nearby towns of Sudbury 7 miles and Braintree 7 miles provide further facilities including mainline station from the latter. Witham 13 miles and Kelvedon 11 miles and Braintree all provide rail links to London Liverpool Street. The A120 gives fast access to the M11 and Stansted Airport.

Access

Sudbury 7 miles	Bury St Edmunds 25 miles
Braintree 7 miles	Braintree-Liverpool St – 60 mins
Colchester 10 miles	Stansted approx. 30 mins
Chelmsford 19 miles	M25 J27 approx. 50 min



Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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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Viewing strictly by appointment with David Burr.

Castle Hedingham	01787 463404
Castle Hedingham	(01787) 463404
Clare	(01787) 277811
Leavenheath	(01206) 263007
Long Melford	(01787) 883144
Woolpit	(01359) 245245
Bury St Edmunds	(01284) 725525
London	(020) 78390888
Linton & Villages	(01440) 784 346

Additional information

Services: Main water, electricity and drainage.

Heating via storage type heater. EPC rating: D

Broadband speed: up to 80 Mbps (Ofcom).

Mobile coverage: EE, Three, O2 and Vodafone (Ofcom).

None of the services have been tested by the agent.

Local authority: Braintree District Council (01376) 552 525.

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