

TO LET

Hairdressing Salon / Beauticians / A1 Retail Shop Premises with Parking
1,218 sq. ft.

NP NICHOLAS
PERCIVAL
COMMERCIAL



Shop 1 & 2 Peters House
High Street, Kelvedon, Essex CO5 9AA

RENT
£15,950 pax

Location

The property is situated on the southern side of Kelvedon High Street within a short walk of the mainline station with direct access to London Liverpool Street. Kelvedon is a popular village adjacent to the A12 dual carriageway between Colchester 10 miles to the northeast and Chelmsford 15 miles to the southwest.

The location offers excellent road communications to London, the M25 and the East Coast Ports. Kelvedon railway station is approximately 0.5 miles away from the subject property and lies on the mainline offering a frequent service to London Liverpool Street with an approximate journey time of 50 minutes.

Accommodation

Ground floor shop premises extending to approximately 1,218 sq. ft. with kitchen and WC facilities. Two parking space within rear car park. The property is currently occupied by Cutting Edge Hairdressers.

Fixtures and Fittings

Available to purchase by separate negotiation.

Terms

Available to let on a full repairing and insuring Lease with terms to be agreed at a rent of £15,950 per annum exclusive.

Legal Costs

Each party to be responsible for their own legal costs in connection with this transaction.

Business Rates

The property has a rateable value of £8,900. Therefore, occupiers may be able to achieve full business rate relief. The Local authority is Braintree District Council

EPC - TBC

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

Viewing

Strictly by appointment with the Sole Agents Nicholas Percival.

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All prices and rentals quoted are exclusive of VAT (if applicable)

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