

Unit 1, Castle Maltings, Lower Street,
Stansted Mountfitchet, Essex CM23 8XB

RETAIL UNIT **TO LET**

1,042 sq ft



- Centre of town location
- Fantastic frontage onto Lower Street
- Great condition
- Class E use

Coke Gearing
consulting
Chartered Surveyors

www.cokegearing.co.uk



Location

Stansted Mountfitchet is an attractive and popular commuter town situated five miles from Stansted Airport, three miles north of Bishop's Stortford and 31 miles from Cambridge. There is a mainline railway, with regular trains to London Liverpool Street, Cambridge and the Airport.

The property is situated in the principal shopping area of Stansted Mountfitchet, in close proximity to the Co-op supermarket and other retail premises along with restaurants and bars. There is excellent vehicular and pedestrian flow along Lower Street with the mainline railway station close by.

Description

Unit 1, Castle Maltings is a versatile ground-floor open-plan space, ideal for use as a retail unit, office or studio. The property is in excellent condition, featuring a mix of carpet and vinyl flooring, air-conditioning, a modern kitchen and a WC. A private meeting room is located at the rear, with both front and side pedestrian access providing convenience and flexibility.

Accommodation

Net internal

TOTAL 1,042 sq ft / 97 sq m

Terms

£25,000 per annum.

The property is available immediately subject to a fully repairing and insuring lease (via the service charge) on terms to be agreed.

Service Charge

The current service charge, which expires on 01/04/2025, is £479.89 (incl VAT) per month for Unit 1.

Rateable Value

The premises are listed on the VOA with a rateable value of £20,000 with rates payable of £10,920, assuming a UBR of 54.6p.

All interested parties should confirm this with the local authority, East Herts, or the Valuation Office Agency.

EPC Rating – B-28

Legals

Each party to pay their own legal fees in relation to this matter.

Viewings via Sole Agents, Coke Gearing Consulting

For further information please contact:

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