



HALSTEAD 31 HIGH STREET, C09 2AG

- | Freehold former banking hall with ancillary offices
- | About 3,316 sq ft (307.99 sq m) with large garden
- | Town centre location
- | Suit investor, developers and occupiers
- | Vacant possession (plus £3,000 per annum from ATM)

DESCRIPTION

A prominent, end of terrace property of traditional construction arranged over basement, ground and first floors of about 3,316 sq ft (307.99 sq m). There is also a rear garden. The property would suit a change of use, including residential conversion in part, subject to obtaining all necessary consents. There is an ATM to the front of the building.



LOCATION

Summary: This attractive property occupies a prominent corner position on the High Street and is located near all amenities.

Miles: Braintree 6 miles, Colchester 14 miles

Roads: A131, A1124

Rail: Braintree

Nearby Occupiers: Sainsbury's, Domino's Pizza, Costa Coffee

TENURE

Freehold

VAT

Refer to the legal documentation

EPC

See website

PLANNING

Braintree District Council (01376 557779) www.braintree.gov.uk

ADDRESS	TENANT	FLOOR	USE	SQ M	SQ F	LEASE TERMS	RENT £ PA	RENT REVIEW
31 High Street		Basement Ground First	Store Former banking hall/offices Ancillary offices	19.04 195.35 93.60	205 2103 1,008	VACANT		
ATM	NatWest Bank		Cash machine			5 years from completion (1)	£3,000	
TOTAL				307.99	3,316		£3,000	

The measurements have been provided by the vendor.

(1) There is a tenant's break clause at the end of the third year, subject to 6 months notice.

Seller's Solicitor

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Joint Auctioneer

GVA
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Upon the Instructions of

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