

# bear

*Estate Agents*



Welcome to The Emporium, a historic gem in the heart of Maldon High Street, Essex (postcode CM9 5EP). Newly under passionate ownership, this landmark is being lovingly upgraded and is ready to offer prime commercial spaces for rent.

Split into multiple units, the ground floor features three office spaces:

- Office 1: 2,758 sq ft, approx. £41,000 per annum.
- Office 2: 1,420 sq ft, approx. £21,000 per annum.
- Office 3: 736 sq ft, approx. £14,700 per annum.
- Office 4: To be confirmed - viewings available.

The location is unbeatable—just a short stroll to shops, the station, and award-winning restaurants. Additional office units are available, with convenient parking at the rear. Viewings highly recommended.

- Under New Ownership
- Walking Distance To All Local Amenities
- Viewings Available Upon Request
- Prices Range Between £14,000 and £41,000
- Stunning Historic Building
- Parking To The Rear
- Multiple Units Available

## High Street

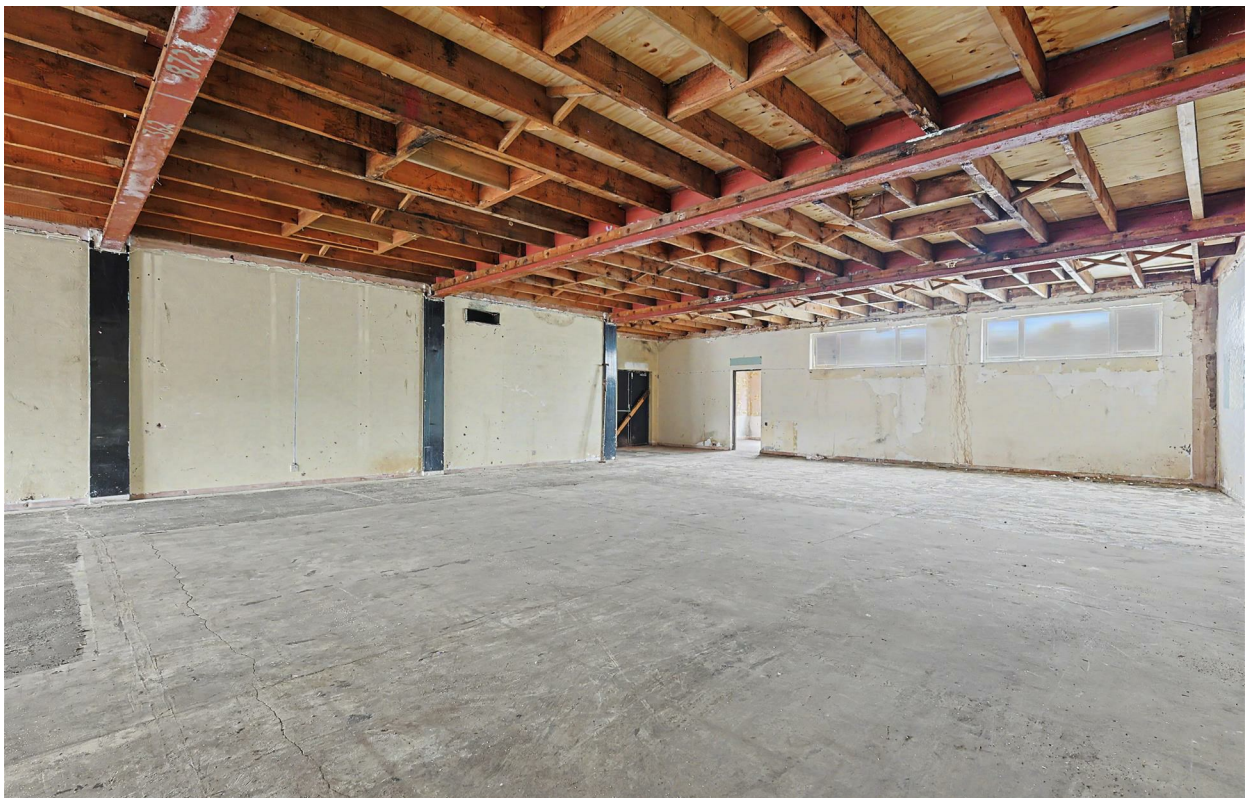
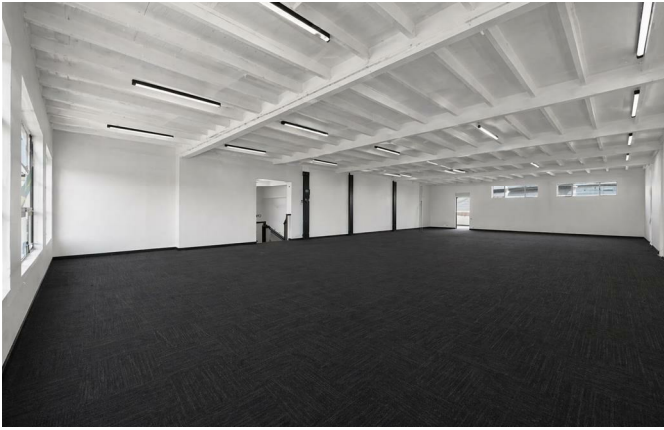
Maldon

**£14,500**

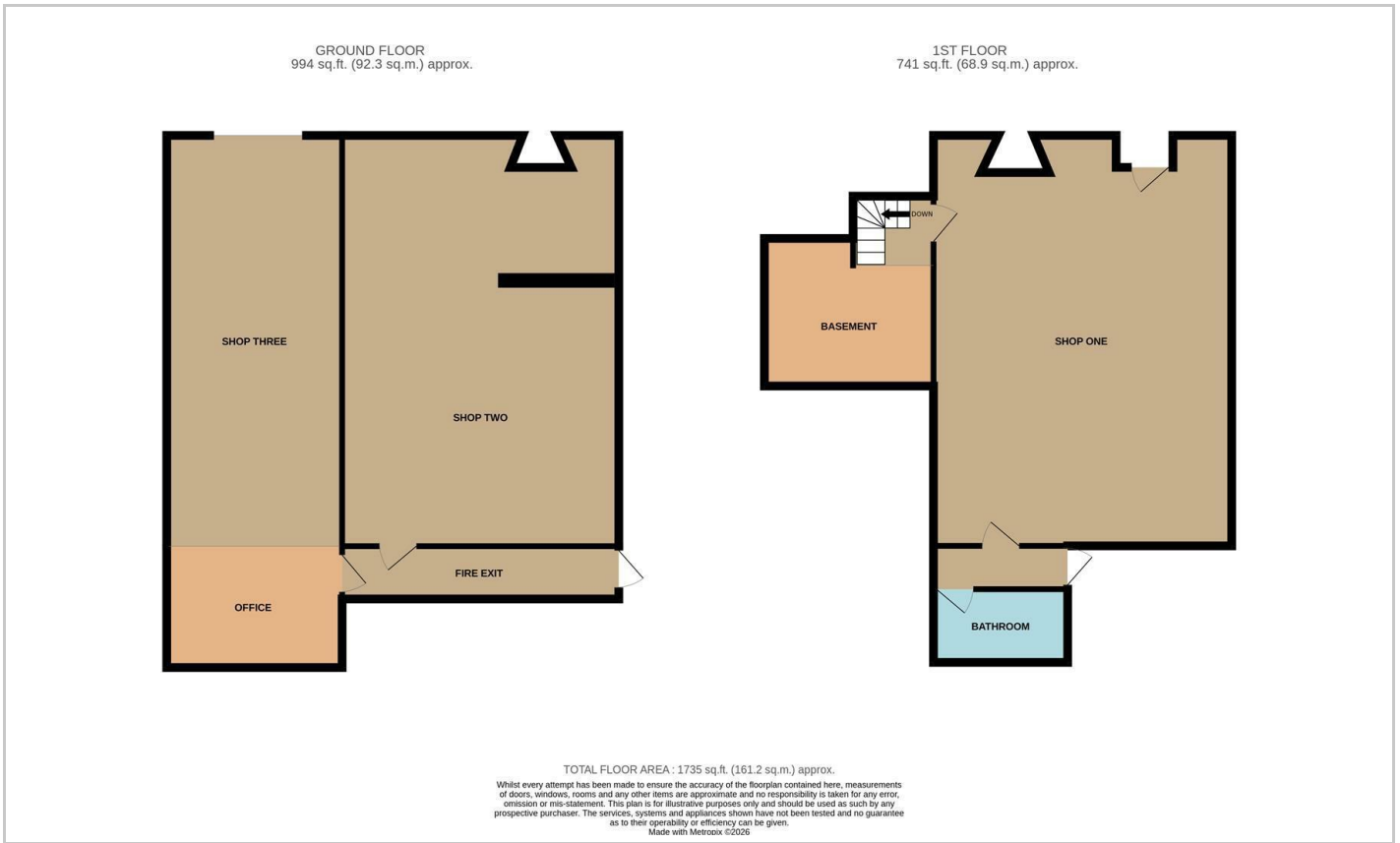


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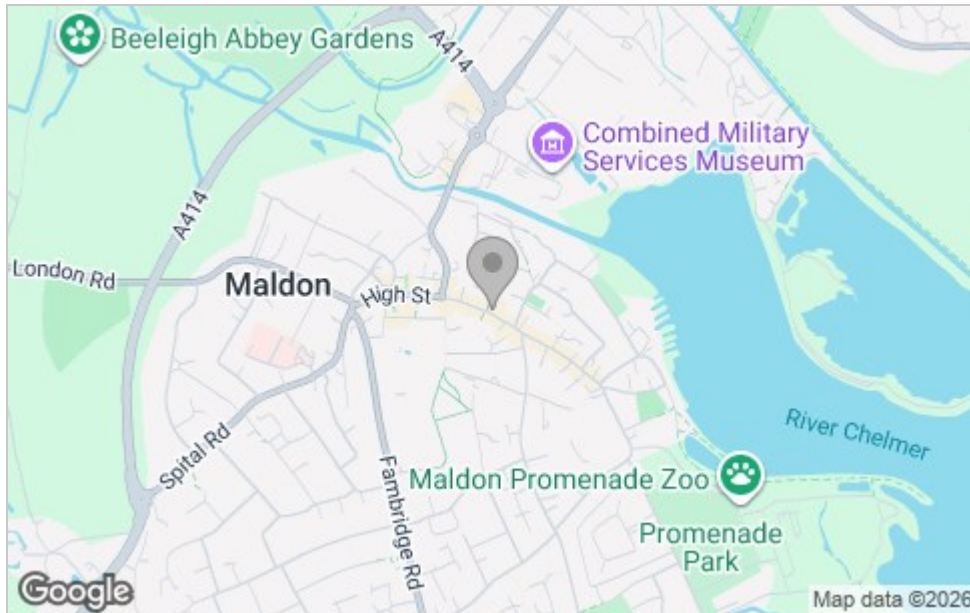




# Floor Plan



# Area Map



# Viewing

Please contact our Westcliff-on-Sea Office on 01702 899 780 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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# Energy Efficiency Graph

