

13 Head Street

HALSTEAD • ESSEX • CO9 2AT

FOR SALE £85,000

COMMERCIAL PREMISES • 44 m² / 485 ft²



13 Head Street - Halstead

THE PROPERTY

Freehold Commercial Premises in a Prominent Town Centre Location

An excellent opportunity to acquire a characterful Grade II listed commercial premises, situated in a prominent position along Head Street, within the heart of Halstead town centre.

Offered for sale on a freehold basis, the property provides versatile commercial accommodation, suitable for a variety of business uses, subject to any necessary planning and listed building consents.

The premises are currently occupied by an existing commercial tenant, with vacant possession anticipated from January 2027.

Key Features

- Freehold commercial investment/purchase opportunity
- Guide Price: £85,000
- Prominent town centre position
- Grade II listed building
- Attractive traditional shopfront with extensive glazed frontage
- Versatile accommodation arranged over split levels
- Main retail/commercial area with additional ancillary accommodation
- Kitchenette and WC facilities
- Suitable for a range of commercial uses, subject to necessary consents
- Tenant currently in occupation
- Vacant possession anticipated January 2027

Property Description

The property comprises an attractive commercial premises occupying a prominent position on Head Street, one of Halstead's principal commercial thoroughfares.

The accommodation benefits from an extensive glazed shopfront, providing excellent natural light and an attractive frontage to the street.

Internally, the premises offer flexible accommodation arranged over split levels, incorporating a spacious front commercial area, additional rooms suitable for treatment, consultation, office or ancillary purposes, together with a kitchenette and WC facilities.

The interior is presented in a generally clean and modern decorative condition, with neutral finishes, recessed lighting and a combination of wood-effect flooring and carpeted stairways.

The property's adaptable layout offers potential for a variety of occupiers, including retail, beauty and wellness, professional services or office-based businesses, subject to the appropriate consents.

Location

The property is situated on Head Street in the historic market town of Halstead, North Essex.

Head Street forms part of the town's established commercial centre, with a mixture of independent retailers, professional services, cafés and other local businesses nearby.

Halstead is conveniently positioned for access to the surrounding towns of Braintree, Sudbury and Colchester, making it an attractive location for businesses serving both the town and surrounding villages.

Tenure

Freehold.

The premises are currently occupied under an existing commercial tenancy, with vacant possession anticipated from January 2027. Further details are available upon request.

Planning and Listed Building Status

The property forms part of a Grade II listed building and has most recently been occupied by a beauty and aesthetics business.

Prospective purchasers should make their own enquiries with Braintree District Council regarding the suitability of the premises for their intended use and any planning or listed building consents required.

Energy Performance Certificate

EPC status to be confirmed. The property is Grade II listed and may qualify for an exemption, subject to the relevant statutory criteria.

Price

£85,000 Freehold.

Viewing Arrangements

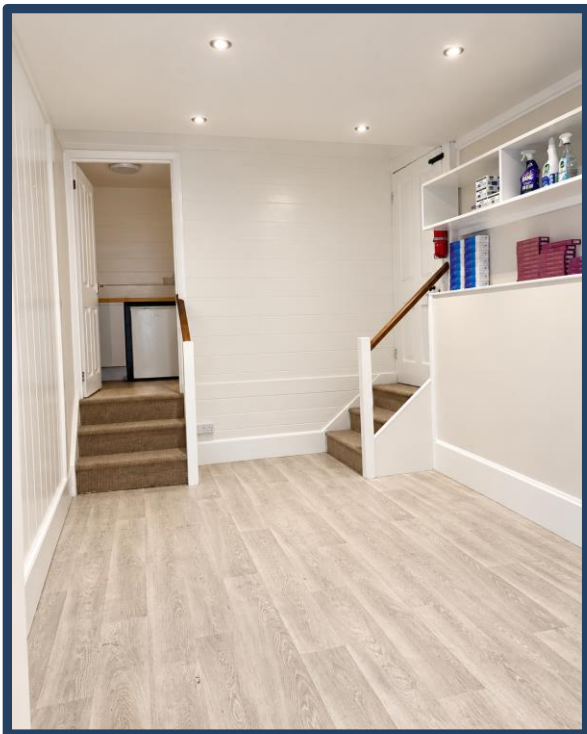
Strictly by prior appointment through the sole selling agents:

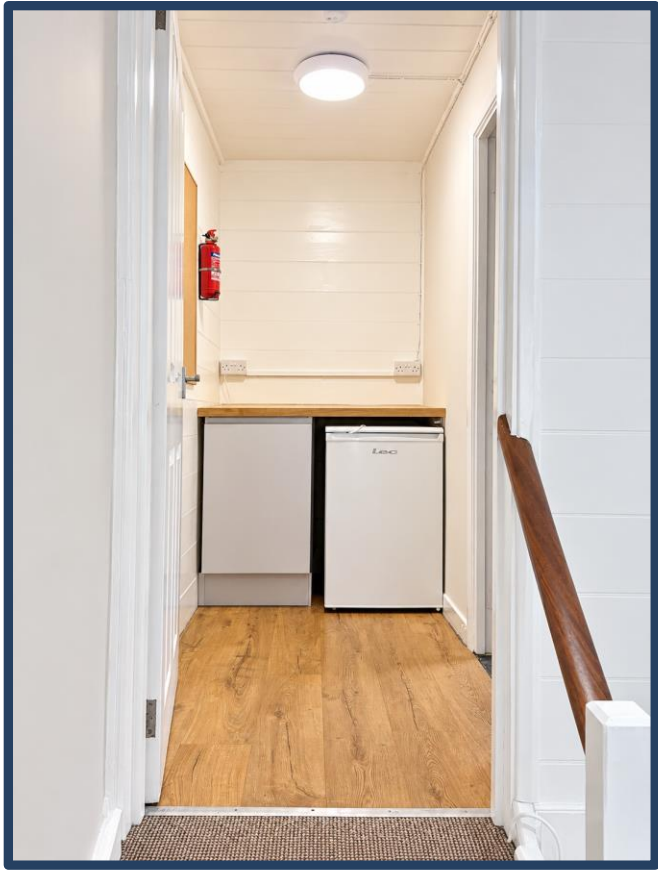
Oswicks Property Professionals

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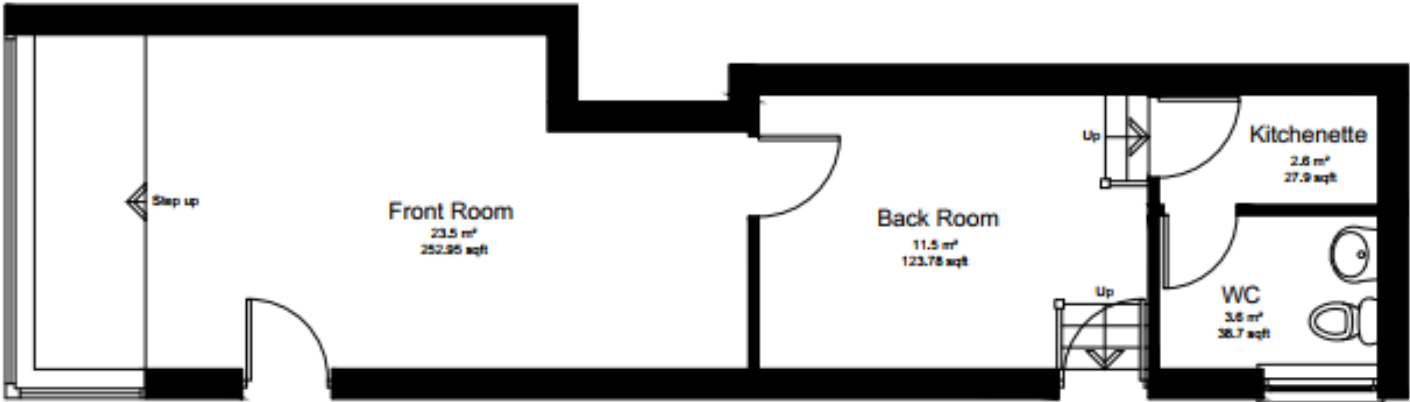


ACCOMMODATION

Edit or add rows to suit each property.

ACCOMMODATION	m ²	SQ FT
Front Room	23.5	252.95
Back Room	11.5	123.78
Kitchenette	2.6	27.9
WC	3.6	38.7
TOTAL SURFACE AREA	41.2	443.47

FLOOR PLAN



Ground Floor