

**TO LET**

1-2 Peter's House, 118 High Street, Kelvedon, Essex CO5 9AA

E Class Shop in the Heart of Kelvedon.

Ideal for Café/Coffee Shop.

To Let: £17,950 per annum exclusive



**NP** NICHOLAS  
PERCIVAL

Incorporating **BS** BIRCHALL  
STEEL



- **E Class Shop in the Heart of Kelvedon.**
- **Ideal for Café/Coffee Shop.**
- **£17,950 per annum exclusive**
- **Net Internal Area: 102.31 sqm / 1,101 sqft ( ITZA – 704 sqft )**

### Location.

1-2 Peter's House occupies a prime position in the heart of the village of Kelvedon, benefitting from immediate access to a wide range of local amenities. The village is well served by excellent transport links, including a mainline railway station providing regular services to London Liverpool Street. Kelvedon is strategically located between Chelmsford (approximately 12 miles) and Colchester (approximately 9 miles), with convenient access to the A12.

The shop is prominently positioned along Kelvedon High Street, enjoying strong levels of footfall and passing vehicular traffic. Its central location ensures excellent visibility and accessibility for customers, making it a highly attractive trading position.

### Description.

The property is available May 2026. Shop 1-2 Peter's House comprises an attractive ground floor retail unit benefitting from Use Class E and extends to approximately 1,100 sq ft (NIA). The property features a fully glazed shopfront with a recessed entrance, enhancing both visibility and the character of the building.

Internally, the accommodation provides a spacious open-plan retail area with customer WCs to the rear. The unit is well suited to use as a café or coffee shop, although alternative uses are to be considered STP.



### Fixture and Fittings.

May be available to purchase by separate negotiation

### Terms.

The property is available To Let by way of a new full repairing and insuring Lease for a term of years to be agreed, at a passing rent of £17,950 per annum exclusive.

### Planning.

The property benefits from Use Class E. The property is currently being used as a Café/Coffee Shop.

### Energy Performance Certificate.

The property has an energy performance rating of D 89. A copy of the certificate can be found on the GOV.UK non-domestic energy performance certificate register.



## Rateable Value / Business Rates.

118 High Street, Kelvedon, CO5 9AA

The current rateable value for the property is £11,000. The rateable value as of 1st of April 2026 will be £14,750. As the rateable value is below £15,000, occupiers may be liable for partial small business rate relief. We advise all interested parties to make their own enquiries to the Braintree District Rates Department.

## Legal Costs.

Each party to bear their own legal costs in relation to any transaction.

## Anti-Money Laundering.

Anti-Money Laundering Regulations require Nicholas Percival to formally verify prospective tenant's identity, residence and source of funds prior to instructing solicitors.

## Administrative Fee.

Upon Heads of Terms being agreed and prior to Solicitors being instructed, the prospective tenant or purchaser is to pay an administrative fee of £250 plus VAT to Nicholas Percival Ltd. This fee will cover all associated administrative costs including any referencing fees incurred.

## Viewing

Strictly by appointment only via sole agents Nicholas Percival

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Our particulars are produced in good faith but can only be used as a guide to the property. If there is any point of particular importance to you, please contact the office and we will do our best to answer any queries prior to any viewing of the property. Any measurements quoted are for guidance only. No services, utilities or appliances have been tested and any prospective buyers are asked to commission their own independent experts to verify the conditions of the same. These particulars, and any comments and observations (verbal or written), of the sales agents do not constitute representations of fact, or form part of any offer or contract, and the matters referred to should be independently verified by prospective buyers and their own independent experts.