

## FOR SALE

Office (B1a) Development Opportunity  
Suitable for Owner Occupiers or Investment  
Town Centre Location  
Total GIA (once built) 1,044 sq. ft. (97 m<sup>2</sup>)

## THE COACH HOUSE

The Courtyard, Witham, Essex CM8 2FW

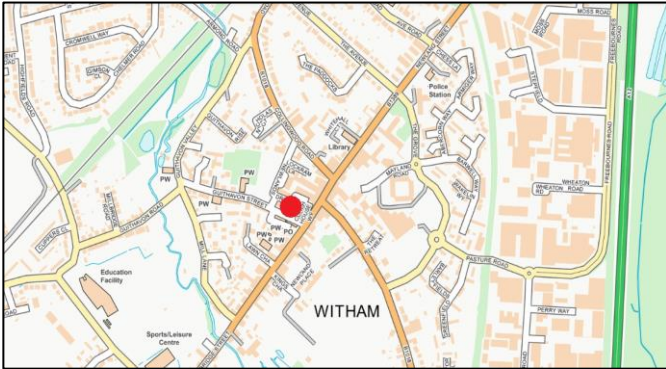


- Town centre location
- Adjoining Newlands shopping centre
- Short walk to Witham station
- Would suit owner occupier or investor

**KEMSLEY**  
PROPERTY CONSULTANTS

**01245 358988**

[www.kemsley.com](http://www.kemsley.com)



## LOCATION

Forming part of the attractive Courtyard redevelopment accessed via Coach House Way, and set back from Newland Street. The premises is located in the heart of the town adjoining Newlands shopping centre, where occupiers include Boots, Peacocks, New Look, Gregs and Halifax.

Witham station is within a 10 minute walk, offering services to Colchester Town, Ipswich and London Liverpool Street.

## DESCRIPTION

Comprising the former Coach House, accessed via the Courtyard development and currently arranged over ground and part first floor.

The building requires redevelopment in line with the planning consent granted.

The future development will comprise offices at both ground and first floor, together with a single undercroft car parking space.

## PLANNING

Planning consent was granted in January 2018 (reference 17/02247/FUL) for a change of use for the existing building to offices (B1a) to include internal and external alterations with part raised roof. Further details and plans can be made available upon request.

## ACCOMMODATION

Once the redevelopment works are completed, the premises will have the following approximate GIA:

Ground Floor	549 sq. ft.	(51 m <sup>2</sup> )
First Floor	495 sq. ft.	(46 m <sup>2</sup> )
<b>Total</b>	<b>1044 sq. ft.</b>	<b>(97 m<sup>2</sup>)</b>

The above floor areas have been provided to us and are subject to verification.

## TENURE

Freehold of the existing site/building to include the benefit of the planning permission granted for development and change of use to offices.

## PRICE

Offers are invited in excess of £50,000 exclusive.

## VAT

All rents, prices and premiums are exclusive of VAT under the Finance Act 1989.

## EPC

Further details upon application.

## BUSINESS RATES

Interested parties are advised to make their own enquiries of Braintree District Council.

## ESTATE CHARGE

There is an estate charge. Further details available upon application.

## LEGAL FEES

Each party to bear their own legal costs incurred in this transaction.

## CONSUMER PROTECTION REGULATIONS

It is recommended that applicants seek independent professional advice in relation to the acquisition of this property. Further information is available from the Useful Links page on our website.

## CONTACT

Strictly by appointment via sole agents

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