

85 Newland Street, Witham, Essex, CM8 1AA



Vacant Retail
Unit With
Let 2 Bed
Maisonette
Above

For Sale

- Guide Price: £265,000
- Available immediately
- 2 bed first floor maisonette currently producing £580 pcm
- Attractive Grade II listed premises
- EPC Ratings: TBC



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Details

Location

Witham is a well established shopping centre in Essex, situated between Chelmsford and Colchester on the A12, connecting the eastern region to London.

The town has a resident catchment population of approximately 58,000. which has trebled in the last 20 years and continues to grow. The property is located only 1/2 mile from Witham station, which has a journey time of 53 minutes to London Liverpool Street.

The property is well located in a primary retail trading pitch on Newland Street with nearby occupiers including banks Lloyds, NatWest, JD Wetherspoon and Nationwide.

The property lies close to the public car park, and benefits from short-term parking immediately to the front of the building.

Description

The property comprises an attractive, Grade II listed brick built property providing vacant retail accommodation on the ground floor and basement, with a 2 bedroom maisonette above.

The ground floor is configured to provide a prominent sales area benefitting from 2 curved display windows projecting onto Newland Street, with kitchen & WC facilities to the rear and basement storage below.

There is a self contained maisonette above, separately accessed via the rear courtyard. The maisonette comprises, kitchen, bathroom, living room and two bedrooms. The Maisonette is currently let on an assured shorthold tenancy producing £580 pcm (£6,960 pa).

Retail Accommodation

Retail Area	477 sq ft (44 sq m)
Ground Floor Storage	90 sq ft (8 sq m)
Kitchenette	38 sq ft (3 sq m)
<u>Basement</u>	<u>253 sq ft (24 sq m)</u>
Total	858 sq ft (79 sq m)

Planning

The property is Grade II Listed and situated within the Witham Town Centre Conservation Area, a copy of the listing is available upon request.

For further information interested parties are advised to contact Braintree District Council, telephone 01376 552525.

Business Rates

Rateable Value	£8,900
Approx. rates payable (2019/20)	£4,369.90 pa

The majority of prospective occupiers are likely to benefit from additional small business rates relief and are advised to contact Braintree District Council to confirm this information.

Legal Costs

Each party is to be responsible for their own legal costs incurred in this transaction.

A non refundable legal deposit may be required should sales terms be agreed.

Price

Offers are invited for the freehold interest subject to the existing occupational AST at **£265,000**.

The property is elected to VAT which will be payable on the purchase price.

Viewing

Strictly by prior appointment with the sole agents:

Fenn Wright

1 Tollgate East, Stanway, Colchester, CO3 8RQ

01206 216 565

fennwright.co.uk

Contact:

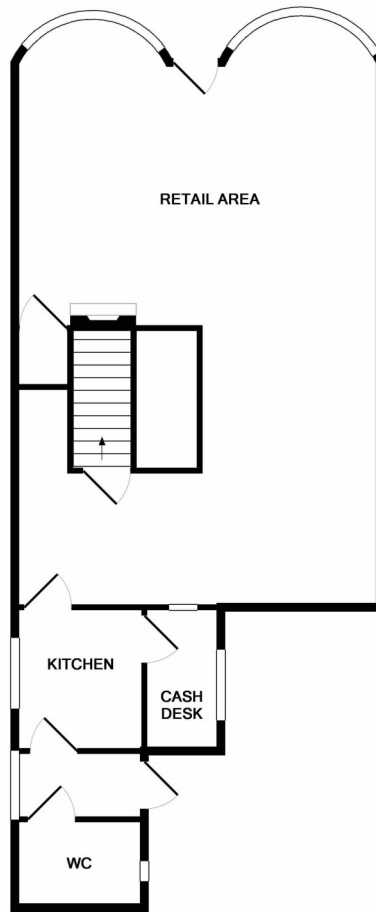
James Angel

T. 01206 216558

E. jda@fennwright.co.uk



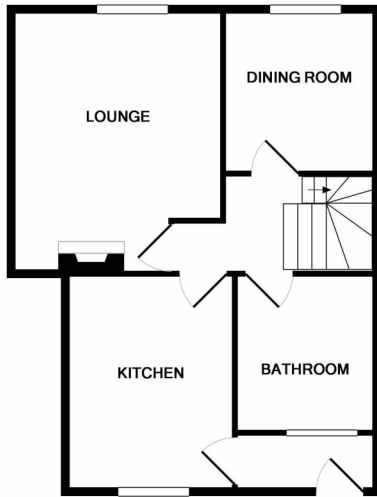
BASEMENT LEVEL



GROUND FLOOR

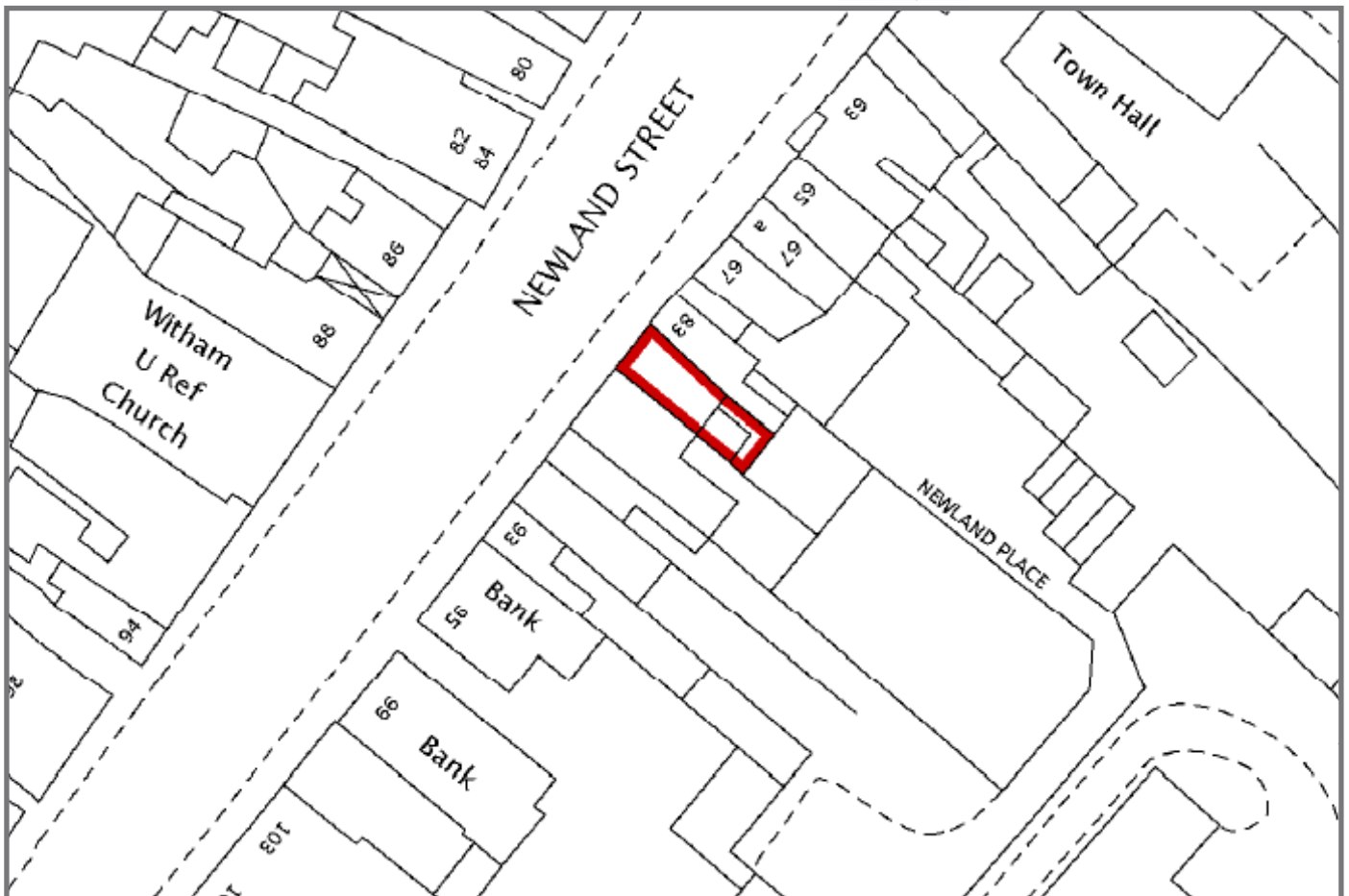


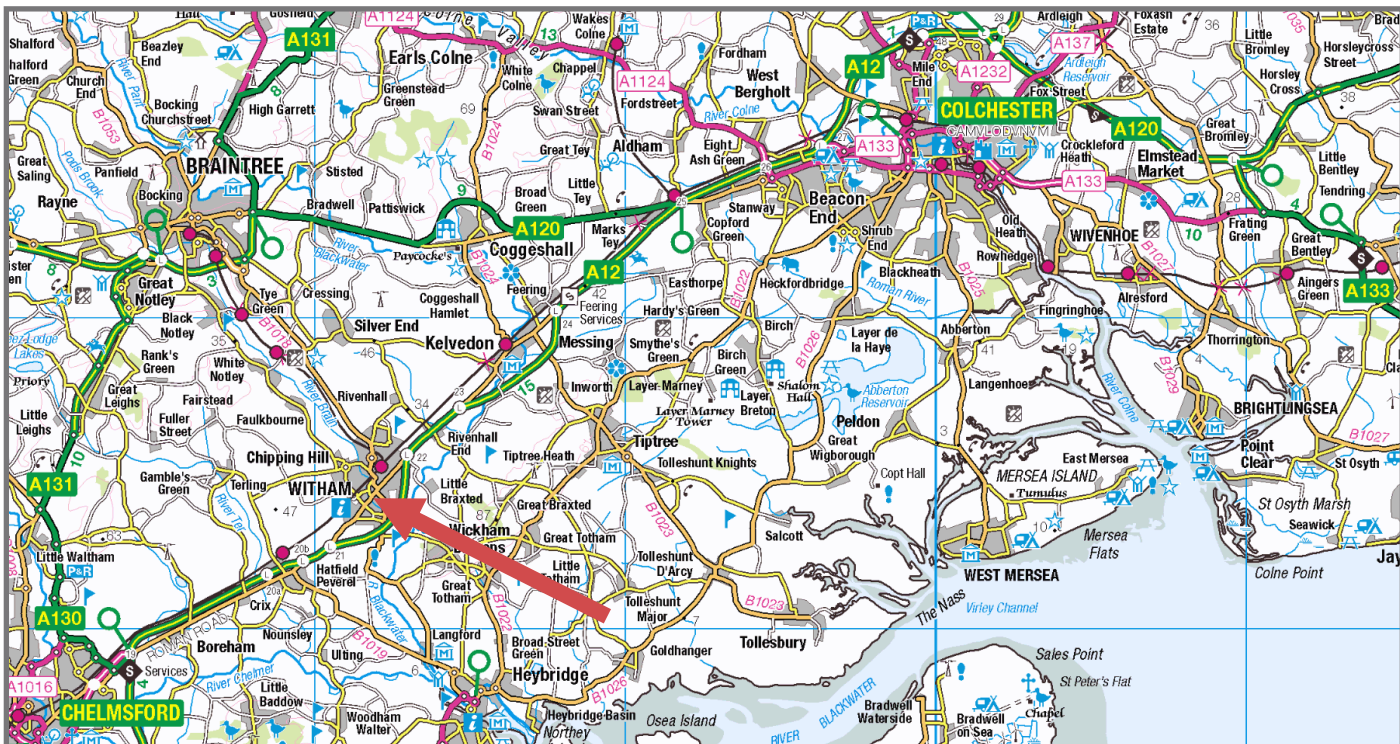
2ND FLOOR



1ST FLOOR

Not To Scale—For Indicative Purposes





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For further information

01206 216 565

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Particulars for 85 Newland Street, Witham, Essex, CM8 1AA

