

The Old Bakery, St Marys Square, Kelvedon, CO5 9AN



**For Sale Freehold
Unique Office
Building**

**858 Sq. Ft.
(79.84 Sq. M.)**

- Available Immediately
- Internal Viewing Highly Recommended
- Basement Storage
- Close Proximity to the A12 and Mainline Station
- WC & Kitchenette Facilities
- Offers in Excess of £160,000 (No VAT)

Details

Location

The property is situated in a prominent position on St Marys Square in the heart of Kelvedon, a popular village adjacent to the A12 dual carriageway between Chelmsford and Colchester.

The location offers excellent road communications to London, the M25 and the East Coast Ports.

Kelvedon railway station lies on the mainline and offers a frequent service to London Liverpool Street with an approximate journey time of 50 minutes.

Description

A period mid terrace office building which comprises a number of individual offices over ground and first floor. Please refer to the floor plan for further information.

The property benefits from gas fired central heating, carpeting throughout, WC and kitchenette facilities.

A basement which is accessed via a staircase provides additional storage space.

The property does not benefit from allocated car parking, however there is adequate unrestricted on street parking within close proximity.

Accommodation

The property has been measured on a net internal area basis:

Basement	106 sq. ft.	9.93 sq. m.
Ground Floor	300 sq. ft.	27.91 sq. m.
First Floor	452 sq. ft.	42.00 sq. m.
Total	858 sq. ft	79.84 sq. m.

Business Rates

We understand from the Valuation Office Agency rating list that the premise has been assessed as follows:

Rateable Value:	£9,400
Rates Payable (2018/2019)	£4,512

We understand the property will be eligible for small rate relief and will be exempt from business rates for some occupiers. Interested parties are advised to speak to the Local Authority for confirmation of the figures.

Planning

From enquiries with the local authority, we understand that the property has the benefit of B1 Office Use. We can confirm the property is Listed and is located within the Kelvedon Conservation Area.

Title

Freehold interest in Title Number EX342801

Guide Price

Offers in Excess of £160,000 for the freehold interest.

VAT

We understand VAT will not be payable.

Services

We have not tested any of the services and all interested parties should rely upon their own enquiries with the relevant utility company in connection with the availability and capacity of all of those serving the property including IT and telecommunication links.

Energy Performance Certificate

An Energy Performance Certificate has been commissioned.

Particulars

Prepared March 2018.

Legal Costs

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

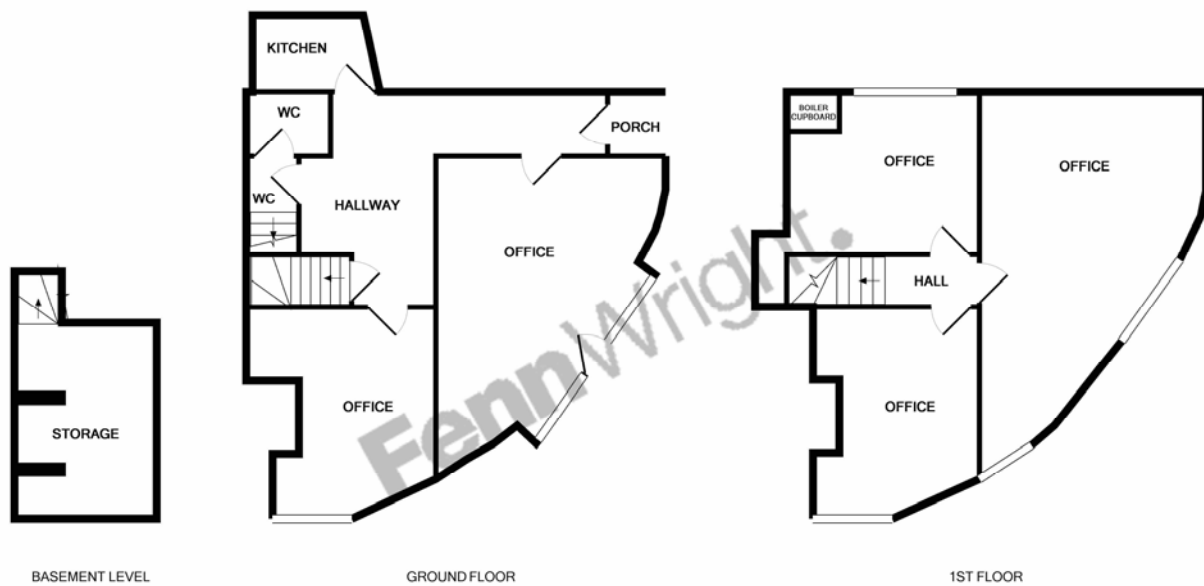
Viewing

Strictly by prior appointment with:

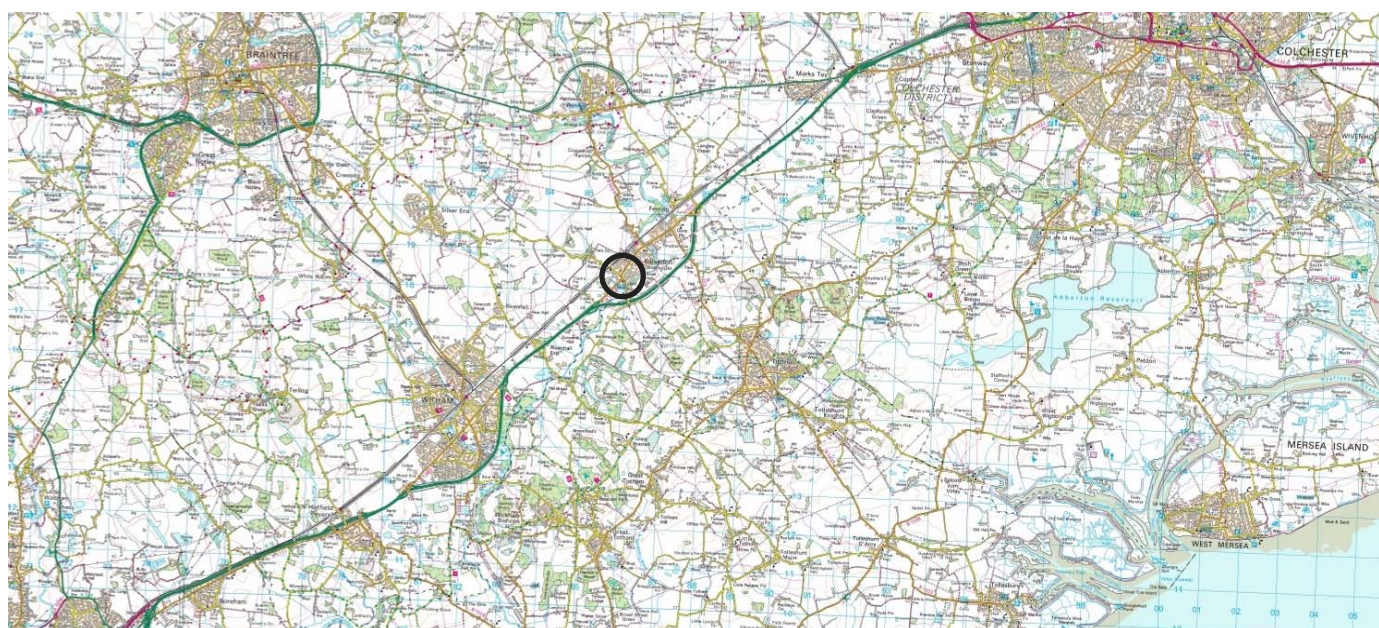
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Contact

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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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For further information

01376 530135

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