

43 Newland Street, Witham, Essex, CM8 2BD



Ground Floor Shop

To Let

1,222 Sq Ft (168 Sq M)

- Prominent Town Centre Location
- Ground Floor Retail
- Ancillary Storage
- 2 Car Parking Spaces
- Suit Various Uses, STP
- New Lease Available

Location

Witham lies midway between Chelmsford, the County City of Essex, and Colchester adjacent to the A12 trunk road which provides excellent communication links to the M25(J28), Stansted Airport and the A120.

The town centre contains a wide range of retail activity focused around the Newland and the Grove Shopping Centres, the latter being anchored by Tesco. Major occupiers in the town include Poundland, Superdrug, Travis Perkins, Specsavers, Costa, Clarks and Boots.



Description

The property lies directly opposite the Newland Shopping Centre and close to the junction with Collingwood Road and comprises a two storey building beneath a pitched, tiled roof with dormer windows to part and a flat roof.

Accommodation

The property benefits from the following Net Internal Areas (NIA):

Ground Floor Sales	1,222 sq.ft
Ancillary Storage	592 sq.ft
Total	1,814 sq.ft (168 sq.m)

Asking Terms

A new lease drawn on effective Full Repairing and Insuring terms for a period of years to be agreed incorporating periodic upward only rent reviews.

Rent

£25,000 per annum exclusive of Business Rates, VAT if applicable and all other outgoings.

Service Charge

The property is subject to a service charge. Further details available upon request.

Legal Fees

Each party is to bear their own legal costs throughout the course of any transaction.

Planning

The subject property has an established use as a betting shop (Sui Generis). Interested parties should make their own investigations of Braintree District Council - 01376 552525.

Business Rates

The property appears in the Valuation List with a Rateable Value of £19,750.

Energy Performance Certificate

The property has an EPC rating of C54. A copy of the certificate is available upon request.