

01206 577667

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 **Whybrow**

Two Storey Commercial Property with Garden – To Let



90 High Street, Kelvedon, Essex, CO5 9AA

Asking Rent: £22,000 Per Annum Exclusive

1,314 sq. ft (122 sq. m)

- Desirable Location – approx. 0.5 miles from the Rail Station
- Predominantly Open Plan Ground Floor
- Large Private Garden
- Central Heating and Air Conditioning
- Alarm System and CCTV
- Would Suit a Variety of Uses (STP)

Location

The property is situated in the centre of Kelvedon, a popular village adjacent to the A12 dual carriageway between Colchester 10 miles to the northeast and Chelmsford 15 miles to the southwest.

The location offers excellent road communications to London, the M25 and the East Coast Ports. Kelvedon railway station is approximately 0.5 miles away from the subject property and lies on the mainline offering a frequent service to London Liverpool Street with an approximate journey time of 50 minutes.



Description

The property comprises a semi-detached two storey building with an attractive shopfront, garden and cellar. The rear part of the property is under a single storey flat roof with a felt covering. The ground floor is predominantly open plan, with three offices on the first floor, wc facilities on the ground floor and kitchen and wc facilities on the first floor. The property benefits from LED lighting, air conditioning, central heating and carpeting.

Accommodation

The property benefits from a Net Internal Area (NIA) of:

Ground Floor	846 Sq. Ft.
First Floor	328 Sq. Ft.
Cellar	81 Sq. Ft.
Storage	59 Sq. Ft.

Net Internal Area 1,314 Sq. Ft. (122 Sq. M)

Services

We understand the property is connected to mains water, gas and electricity. 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.

The property has both an alarm system and CCTV camera security.

Asking Terms

The property is available by way of a new Full Repairing and Insuring (FRI) lease for a term of years to be agreed, incorporating periodic upward only rent reviews.

Asking Rent

£22,000 per annum exclusive of Business Rates and all other outgoings.

VAT

The property is not elected for VAT.

Rateable Value

The property appears in the Valuation List with a Rateable Value of £14,750 (£18,500 from 01 April 2026).

Town Planning

We are advised that that the property benefits from a Class E (Office) Use but would suit a variety of uses. Interested parties should make their own investigations with Braintree District Council 01376 557779.

Legal Fees

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

EPC

The property has a current EPC rating of C72.



Maria Newman
m.newman@whybrow.net
01206 577667



Charntelle Goodyear
Charntelle.goodyear@whybrow.net
01206 577667