

Semi Detached Two Storey Office with Garden – To Let Whybrow



90 High Street, Kelvedon, Colchester, CO5 9AA

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 office 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 facilities on the first floor. The office benefits from LED lighting, air conditioning, central heating and carpeting.

Accommodation

The property has been measured in accordance with the RICS Code of Measuring Practice on a Net Internal Area basis as follows:

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.

Business Rates

Rateable value £11,500

We understand the property may be eligible for small business rate relief. Interested parties are advised to make enquiries with the Local Authority.

Planning

We understand that the property has been used as an office for in excess of the last 25 years.

Energy Performance Certificate

72C

Tenure

Leasehold

Terms

A new lease for a term of years to be agreed at an asking rent of £20,000 per annum exclusive.

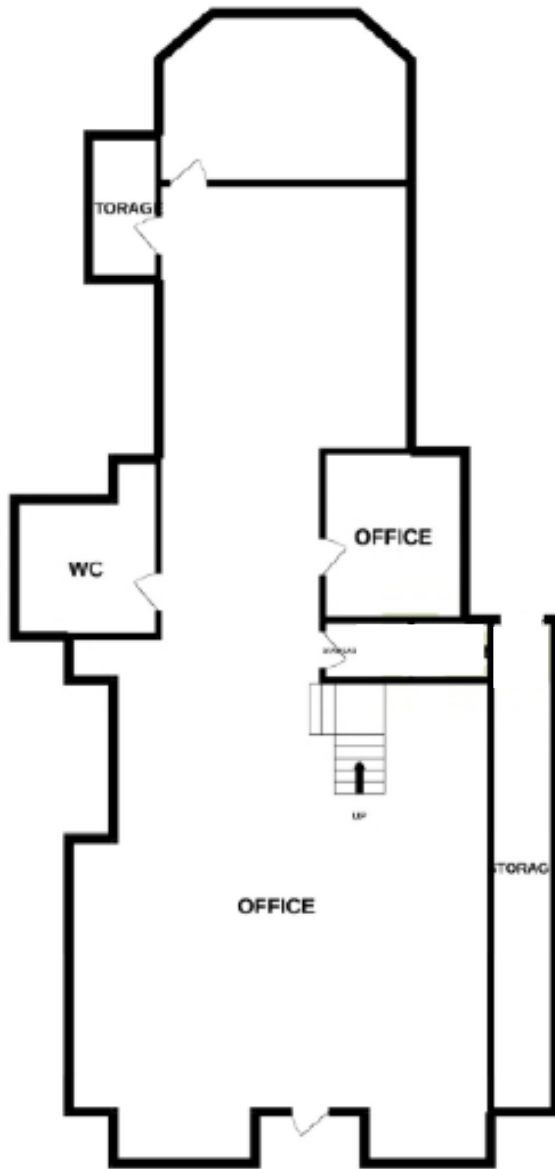
VAT

The property is not elected to VAT.

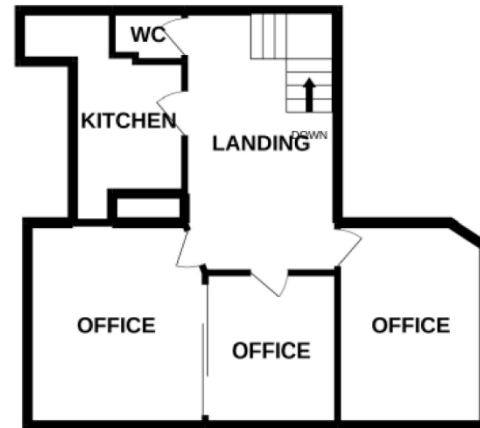
Legal Costs

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

Ground Floor



First Floor



- Asking rent-£20,000 pax
- Approximately 0.5 Miles From the Rail Station
- Central Heating and Air Conditioning
- Predominantly Open Plan Ground Floor
- Suitable for a Variety of Uses (S.T.P.P.)
- The property has both an alarm system and CCTV camera security.





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