

01206 577667

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Office – To Let or For Sale



14 Augustus Mews, Braintree, CM7 1GZ

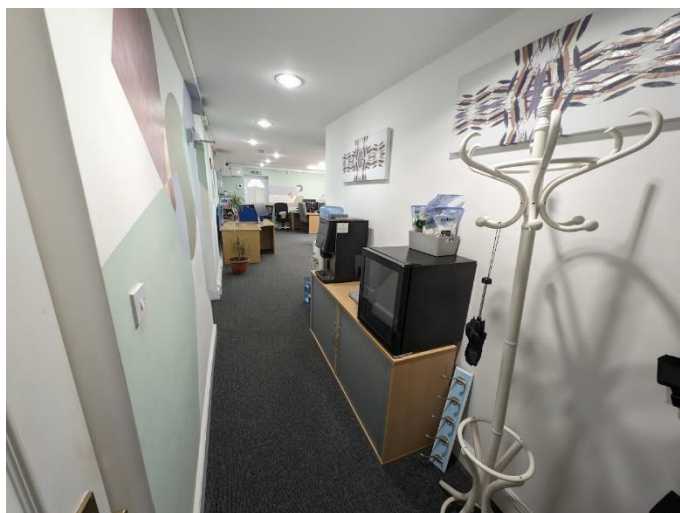
Virtual Freehold or New Lease

900sq. ft (83.6 sq. m)

- 900sq.ft(83.6sq.)
- One Car space
- Suit various commercial uses STP
- Close town centre
- Fitted with kitchen and wc

Location

Braintree is a growing Essex market town with a population of around 45,000. It enjoys excellent transport links due to its close proximity of the busy A120 and around 15 miles west of Colchester and north of Chelmsford. There are direct rail links into London Liverpool Street with a journey time of around 1 hour and London Stansted Airport within 15 miles. The property is located just off the High Street, within a modern residential development.



Description

The property comprises a ground floor office suite set off the High Street within a modern residential block with one dedicated car space. The suite benefits from carpeting, plastered and painted walls, fluorescent lighting, fitted kitchen, wc and air conditioning. Externally, there is one car parking space.

Accommodation

The property benefits from a Gross Internal floor area of 900sq.ft(83.6 sq.m).

Asking Terms

Ground Lease- The sale of the 125 year ground lease from 1/1/2004 at £200 per annum. The lease contains fixed uplifts in 2029,2054,2079 and 2104 at an asking price of £195,000.

Consideration will be given to the grant of a new lease on terms to be agreed incorporating periodic upward rent reviews at an asking rent of £13,500pax.

Use

The established use is for offices but the property is considered suitable for a range of commercial uses, subject to planning. Interested parties are invited to contact Braintree District council on 01376 552525

Rateable Value

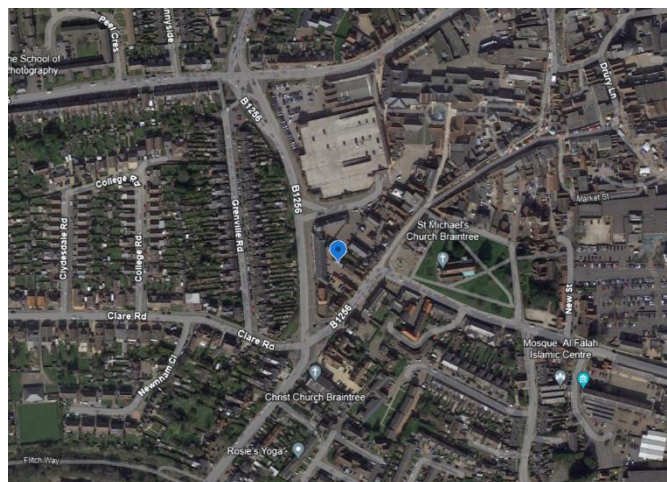
We are advised by Tendring District Council that the property has a rateable value of £11,250.

Energy Performance Certificate

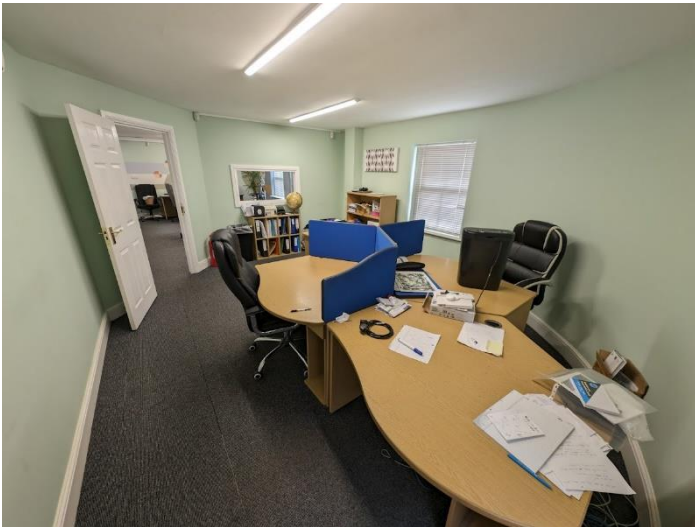
The property has an energy efficiency rating of: 78D

Legal Fees

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



Photos



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Misrepresentation Act 1967

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